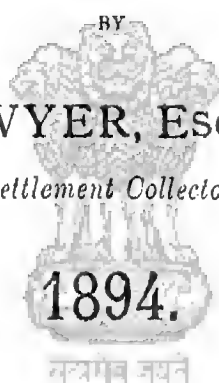


FINAL REPORT  
ON THE  
REVISION OF THE SETTLEMENT  
OF  
GUJRANWALA DISTRICT  
(1889-1894).

BY  
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1894.



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सत्यमेव जयते



## List of omissions and errata.

1	2	3	4
Page.	Line in page or para.	For	Read
1	9 ... ..	Opposite Háfizabad ..	321,976 } in last column.
1	10 ... ..	„ Total ... ..	883,226 }
2	9 in para. 4 ... ..	Irrigated ... ..	Unirrigated.
3	8 „ 6 ... ..	Present year ... ..	Following year.
4	Last line, para. 8 ... ..	Acres ... ..	100,000 acres.
13	„ of page ... ..	Caste assessment ... ..	Cash assessment.
15	„ para. 32 ... ..	temporary form ... ..	temporary farm.
19	„ but one ... ..	322,076 ... ..	321,976.
19	„ of page ... ..	883,326 ... ..	883,226.
23	Heading of Statement ... ..	Sales ... ..	Alienations.
23	In para. 50 ... ..	Mortgages ... ..	Alienations.
23	„ 50 ... ..	Sale money in lakhs ... ..	Sale and mortgage money in lakhs.
23	Column 1 of Statement, Guj-ránwála.	Mortgage sales ... ..	Gujránwála sales and mort-gages.
23	„ „ ... ..	Wazírabad sales mortgages	Wazírabad sales and mortgages.
23	„ „ ... ..	Háfizabad „ „	Háfizabad sales and mortgages.
29	Last line but two of para. 59.	Correction ... ..	Correctness.
33	Line 10, para. 68 ... ..	(5) has now been ... ..	(3) has now been.
36	„ 15 „ 76 ... ..	On the last resort ... ..	On the best resort.
37	„ 6 from top ... ..	Originally ... ..	Originally.
37	„ 2, para. 78 ... ..	Covering of ... ..	Covering 19·5 per cent. of.
38	„ 8 „ 80 ... ..	amounts to ... ..	Amounts to 2,208.
40	„ 7 from bottom ... ..	Cammon land ... ..	Common land.
41	„ 24 „ „ ... ..	Judar ... ..	Tndor.
42	„ 16 „ „ ... ..	Rests in ... ..	Vests in.
44	„ 2 (heading of last column of Statement).	Owners ... ..	Non-owners.
53	Below Bángar in Statement A.	97·5 ... ..	87·5.
53	Below Bár ... ..	9·5 ... ..	91·8.
55	Line 7, para. 109 ... ..	15 per cent. ... ..	25 per cent.



# FINAL REPORT

## ON THE

# REVISION OF SETTLEMENT

## OF THE

# GUJRANWALA DISTRICT.

## CHAPTER I.

### INTRODUCTORY AND DESCRIPTIVE.

The Gujranwála district occupies the centre of the Rechna Doáb, being intermediate in natural features, fertility and conditions of agriculture between the highly favored submontane tract comprised in the Siálkot district on the north-east, and the barren wastes of Jhang and Montgomery on the south-west. The Chenáb forms the north-western boundary for a distance of nearly 80 miles, separating it from Gujráť and Shalpur, while on the south it slopes into the valley of the Deg. The latter stream enters the district from Siálkot on the south-east corner and after a very sinuous course of about 15 miles in which it benefits some 20 villages in the Gujranwála tahsíl, passes into the Lahore district. The entire tract is an alluvial plain of almost unbroken evenness, sloping imperceptibly to the south-west.

2. According to the survey now made for assessment purposes, which in the case of the Háfizabad tahsíl has been brought up to date so as to include the figures for 1892-93, the district has an area of 2,915 square miles and contains 1,241 estates with a cultivated area of 797,480 acres or 1,246 square miles. 57 per cent. of the area is therefore still uncultivated, of which one-fourth consists of Government waste. Nearly all of this lies in the Háfizabad tahsíl, and being commanded by the Chenáb Canal has within the last year or two been allotted to settlers from the more densely populated districts.

The leading area statistics for each tahsíl are given in the following table according to the new measurements :—

Tahsíl.	No. of estate.	Total area.	CULTIVATED.					Culturable.	Unculturable.	Population.	ASSESSMENT.	
			Cháhi.	Nalri.	Sulába.	Baráni.	Total.				Old.	New.
Gujranwála,	455	483,957	213,570	...	...	84,545	298,115	149,616	...	269,166	263,946	328,612
Wazirabad...	266	288,354	129,596	3,090	15,050	12,454	161,099	79,531	...	183,606	186,106	232,638
Háfizabad ...	520	1,993,611	136,415	80,213	29,648	100,990	338,266	487,473	...	237,397	197,547	321,976
Total ...	1,241	1,865,922	479,581	83,303	36,607	197,989	797,480	716,620	...	690,169	617,593	883,226

In Háfizabad figures for cultivation do not include the new colonies on the Chenáb Canal, the cultivated area of which is estimated as 80,000 acres. The Háfizabad tahsíl is of unwieldy size, and as it is rapidly developing in population and cultivation owing to the expansion of irrigation from the Chenáb Canal, and the consequent breaking up of village common and Government waste, Government has recently sanctioned its being split up into two tahsíls, with effect from 1st October 1893. The northern part, containing the three parganáś of Háfizabad, Vánike and Pindi Bhattián, with 409 estates, a total area of 570,591 and a cultivated area of 237,188 acres, now forms the Háfizabad tahsíl; and the southern part embracing (1) all the Sheikupura pargana, two estates (Marh and



Sādkāna) from Pindi Bhattiān, viz., 114 estates, total area 310,656, cultivated, 102,588 acres, (2) all the Government waste allotted to settlers, now subdivided into 103 Government estates with a total area of 213,033 acres and a cultivated area of 80,000 acres has been constituted into a new tahsíl with its head-quarters at Khāngah Dográn. The new arrangements came into force from 1st October 1893 (Punjab Government Notifications Nos. 623 and 624, dated 22nd August 1893) when the new tahsíl was opened at Khāngah Dográn and the south boundary was adjusted by the transfer of 13 of the new *mauzas* from Hāfizabad to Chiníot tahsíl, while nine *mauzas* have been taken from Chiníot and six from Gogaira to be incorporated in Khāngah Dográn. These transfers have been allowed for in the area statistics. The settlement operations have however been carried out, and all the statistics and assessment proposals framed on the basis of the old division into three tahsís, and the Government waste allotted for colonization has been excluded from consideration, as the settlement of it is being made by a special Colonization Officer.

3. In all three tahsís the cultivation is mainly dependent on wells, of which there are over 12,000 at work, more than 2,000 having been added since the revised settlement of 1867-68. *System of agriculture.* Water is everywhere, except in a few Bár villages in Hāfizabad, sweet and plentiful. Well irrigation is most highly developed in the Wazírabad tahsíl, where 80 per cent. of the cultivation is attached to wells, the spring level varying from 12 feet in the valley of the Chenáb to 30 feet in the uplands, and the average area per well is 34 acres, which is not more than can be efficiently worked within the year. The Gujránwála tahsíl comes next with 71 per cent. of the cultivation irrigated from wells, the water level varying from 25 feet on the east side adjoining the Siálkot district to 55 feet in the Bár uplands on the south-west, adjoining the Hāfizabad tahsíl, and the average area per well is 40 acres. The Hāfizabad tahsíl has less facilities for well irrigation than the other two, as the water level over most of the area is so deep that the expense of sinking wells and maintaining sufficient cattle to work them is very heavy and in some cases prohibitive. The proportion of the area so irrigated is 40 per cent, the water level varies from 15 feet in the Chenáb low-lands to 80 feet in the Bár, and the average area per well is 43 acres, which is far in excess of what a well can irrigate in a year.

4. From the above remarks it will be understood that though 60 per cent. of the cultivation is protected by wells, the success of agriculture, at least in Gujránwála and Hāfizabad, where the spring level is deep and the well areas large, to a great extent depends on the rainfall. If rains are timely and favorable, they assist and supplement the well irrigation, and enable the whole well area to be put under irrigated or unirrigated crops. If rains are poor or badly distributed, the sowings contract or an attempt is made to spread the well water over a larger area than it can command with advantage, and unirrigated crops which in favorable years are largely grown on part of the well areas are not sown at all. Moreover, the crops are laid under heavy contributions for fodder for the well cattle, and not only the outturn but the area of crops is much reduced. The agricultural statistics of the last two years furnish a striking illustration of the extent to which agriculture is dependent on the rainfall. In 1891-92 the mean rainfall for the district was only 9 inches; the area of crops sown was 629,965 acres, of which 85,467 failed and 544,498 were harvested, including 342,815 acres grown with well irrigation. In the present year, 1892-93, the rains have throughout been full and well distributed, as a consequence of which the area of crops sown has risen to 795,293 acres, the area failed came to only 26,349 acres or 3.5 per cent., and the area harvested was 768,944 acres, of which 358,336 were grown on wells.

5. The average rainfall at the tahsíl head-quarter as calculated in the Assessment Reports is as follows:—  
*Average rainfall.*

<i>Gujránwála.</i>	<i>Wazírabad.</i>	<i>Hāfizabad.</i>
1867-68—1889-90.	1868-69—1890-91.	1868-69—1892-93.
22.5	22.27	17.50



and according to Table III of the Gazetteer which shows the complete figures from 1863-67 to 1892-93 inclusive, the figures are—

<i>Gujránwála.</i>	<i>Wazírabad.</i>	<i>Háfizabad.</i>
25·3	23·6	19·7

The reporting stations are however more favorably situated than the rest of the tahsíl, as all three lie on the east of their tahsíls, and being nearer to the hills receive a larger fall. For reasons given in the Assessment Reports I have assumed the average fall in Gujránwála as 17·5 inches, Wazírabad 21, Háfizabad 13·5 inches, and the mean for the whole district may be taken as 18 inches, though, if the figures of the last two years in which the rains have been exceptionally heavy be included, the average may be raised by an inch in each case with a maximum of 34 inches in 1890-91 and a minimum of 9 inches in 1891-92. The rainfall therefore, though moderate in amount, is liable to enormous fluctuation. The effect of these on well cultivation has already been referred to, but on unirrigated land it is naturally much more marked.

6. According to new measurements 25 per cent. of the cultivation is unirrigated. If rains are favorable all of this is put under crops, the most common being *jowár*, *moth*, *múng* and *tíl* in the kharíf—gram alone or mixed with wheat or barley, and oil-seeds in the rabi—and good crops are reaped at little expense. When the rains are short or ill-distributed the *bárání* land is left unsown altogether, or only the best soils which are cool and retentive of moisture can be sown. Thus in 1891-92 the total area of unirrigated crops was only 140,589 acres; in the following year, owing to favorable rains it rose to 301,116 acres.

The success of the crop depends in the kharíf on the continuance of the rains well into September, but the September rains in this district are very precarious, and of late years have shown a tendency to fail altogether even when the monsoon rains have been heavy.

The rabi unirrigated crop benefits most by favorable rains for ploughing and sowing in September and October, and if they once sprout a timely fall in January or February will bring them to maturity. Viewing the matter in the light of statistics of past years, it appears that the monsoon and winter rains are decidedly poor in one year out of three, the autumn rains in two years out of three, and the result of this is that the kharíf crop is more liable to failure than the rabi, and that there is a gradual but steady movement to substitute the rabi staples, gram, wheat and gram, barley, which are more certain and profitable, for the more precarious and less valuable kharíf crops, *moth*, *múng*, *jowár*, &c. This is particularly marked in the case of unirrigated crops.

7. The foregoing remarks will have made it apparent that over a great part of the district, and especially in the Háfizabad tahsíl, agriculture is very precarious. The opening of the Chenáb Canal in 1886-87 and its conversion from an inundation to a perennial canal, which was carried out early in 1892, have already done much, and will do much more, in the way of making agriculture secure. The canal which takes out from the Chenáb by means of a weir across the river at Khánke in the Wazírabad tahsíl, 10 miles below Wazírabad, now irrigates 10·5 per cent. of the total cultivation. It commands some 20 villages on the west of the Wazírabad tahsíl in which it irrigates some 3,000 acres, and running transversely from north-east to south-west through the Háfizabad tahsíl at present irrigates about 200 settled villages in the Bángar, Bár and adjoining Bár tracts where, owing to the great depth of water and the uncertain rainfall, conditions were formerly most unfavorable to successful cultivation. Eventually when the Jhang Branch, which has already been begun, and the Gogaira branch, which has been projected, have been constructed, the whole tahsíl, except the alluvial villages of the Chenáb valley, and some 40 villages along the south-east boundary adjoining Gujránwála will be commanded, and as there are enormous areas of waste only waiting for canal water to be broken up, the area irrigated from the canal in the Háfizabad tahsíl which now comes to 80,000 acres or 24 per cent. of the



whole, in the settled villages alone, will for many years to come expand with great rapidity. Agriculture will therefore every year become more and more dependent on the canal and lands at present unirrigated or attached to wells will become canal irrigated.

8. The effect of this movement generally, and especially its results as regards well lands, have been discussed at length in the Háfizabad Assessment Report, and will be touched on in the chapter on assessments of that tahsíl. It will be sufficient here to state that within the last few years the influence of the canal has revolutionised agriculture in the Háfizabad tahsíl, and has materially affected the character of the people. These are for the most part descendants of the nomads or pastoral tribes of the Bár, who have only gradually settled down to agriculture within the last few generations, and still retain a strong leaning to their old predatory habits and a strong aversion to steady manual labour. The uncertainty of cultivation prior to the advent of the canal, and the profits to be made with little or no labour from grazing and breeding cattle, in the vast uncultivated tracts included in the village areas and the Government waste, encouraged these hereditary tendencies. But the canal has even already worked a great change. By ensuring the success of the crops sown, and making cultivation easy and profitable, it has brought the zamíndárs to look rather on the land than on their cattle for their living. All over the tahsíl the waste land is being rapidly broken up, tenants are being imported from other districts to supply the local scarcity of labour, and within the last six years the cultivated area has increased from 258,000 to 338,000 acres.

This does not include the progress made in bringing the Government waste under cultivation. About 200,000 acres have already been allotted in this district, and though the allotment was begun only in the cold weather of 1891-92, I understand that the area under cultivation last rabi amounts to nearly 80,000 acres.

9. After the canal the next most important factor in agriculture is the Chenáb. There are 179 estates, viz., 67 in Wazírabad and 112 in Háfizabad, or one-seventh of the whole number, situated in the low lands adjoining the river and more or less affected by its action. The area returned as *sailába* or inundated (*vide* para. 2) is 36,607 acres or 4.5 per cent. of the total cultivation. The Chenáb has been accurately and happily described in para. 11 of the Jhang Settlement Report in the following words :--“The Chenáb is a broad shallow stream with a sluggish channel and a licentious course. Its deposits are sandy, but its floods are extensive, and owing to the loose texture of the soil on its banks the moisture percolates far inland.” The description applies with equal truth to the course and action of the river in this district. The shiftings in the channel, present course of the stream, its influence on the villages affected by it, and the quality of the *sailába* lands have been described at length in the Assessment Reports of Wazírabad and Háfizabad. In the Wazírabad tahsíl the set of the river is towards the north or Gujrát bank; *sailába* lands on this side, which formerly received regular inundation, are now flooded only when the river rises very high and wells have been sunk in many villages to supplement the deficient inundations. The action of the weir across the river at Kbánko will tend probably to concentrate the river after it passes through the weir into a narrower but deeper channel, discharging itself on the Gujrátwála side. In its course through the Háfizabad tahsíl the Chenáb has several alternative channels, and deserts one for the other in the most irregular and arbitrary manner. Its general tendency is however towards the north-west or Gujrát-Shahpur bank, and though owing to the distance of the high bank from the river and the action of *nalás* or arms of the river, (the chief of which are the Palkhu in Wazírabad, the Sukhnáni and the Phat, in Háfizabad,) the floods when high penetrate four or five miles inland, they are uncertain and often destructive. It has also to be borne in mind that the canal will year by year, take away an increasing volume of water from the river, and will in time absorb the entire cold weather and an appreciable proportion of the hot weather supply. The effect of this on the *sailába* lands below the weir cannot fail to be unfavorable. The *sailába* land of both Wazírabad and Háfizabad is generally rather inferior.



The Chenáb deposits rarely contain any fertilising mud. New alluvial land therefore forms slowly and is not fit for cultivation for many years. Wheat of inferior quality and linseed in the rabi, *bájlra* or maize in the kharíf are the crops chiefly grown, and the outturn is generally poor.

10. The district naturally falls into two main divisions (1) the lowlands or alluvial tract along the Chenáb and the Deg, (2) the uplands embracing the rest of the district. At former settlements the Chenáb lowlands were formed into two circles known as the Khádir circles of Wazírábád and Háfizábád. The small tract in the Gujránwála tahsíl benefitted by the Deg, was called the Deg circle, but as this embraced only 19 villages it has not now been maintained as a separate circle. The uplands were again subdivided into assessment circles, based on the facilities for irrigation from wells, quality of the soil, &c. Thus the rich and highly developed tract in Gujránwála and Wazírábád along the east boundary adjoining Siálkot, where water is within 20 to 30 feet from the surface, and cultivation is protected almost entirely by wells was formed into the circles known as Charkhari (from Charkhar a Persian-wheel). The intermediate tract further down the Doáb with a lighter loamy soil, water fairly accessible, ranging from 30 to 45 feet, and cultivation mainly dependent on wells, though not so exclusively as in the Charkhari was called the Báugar circle of Gujránwála and Wazírábád, and a block of similar quality running into the Háfizábád tahsíl in the form of a wedge and lying between the River circle and the Bár uplands was formed into the Háfizábád Báugar circle. Another tract of similar character but with a lighter soil was formed into what was known as the Maira circle in these two tahsils, while in Gujránwála the high lying tract to the south-east bordering on Háfizábád, where the water level ranges from 40 to 55 and averages 45 feet, but is not so inaccessible as to prevent wells being worked with profit was made into the "Circle Adjoining Bár," and the contiguous tract with similar features in the Háfizábád tahsíl was similarly styled. On the west of the Wazírábád tahsíl, around Akálgarh, a block of villages, the soil of which is much impregnated with *kallar* begins and extends into Háfizábád. This formed the two small Kallar circles of Wazírábád and Háfizábád. The south and west of the Háfizábád tahsíl, embracing over half the area, has a small rainfall and water is at such a distance from the surface that wells are few, and the cost of working them enormous, while unirrigated crops can only be grown in favorable years. This tract, though it has excellent soil, has hitherto been the most backward in development. It is known as the "Bar" or "Bár proper" and includes the great block of Government waste on the south-west of the district, about 250,000 acres, most of which has now been brought within the influence of the canal and given out to settlers.

Assessment circles, past and present.

11. Thus the old assessment circles in each tahsíl were—

<i>Gujránwála.</i>	<i>Wazírábád.</i>	<i>Háfizábád.</i>
1. Charkhari.	1. Charkhari.	1. Bár.
2. Báugar.	2. Báugar.	2. Bangar.
3. Maira.	3. Maira.	3. Chenáb.
4. Deg.	4. Chenáb.	4. Adjoining Bár.
5. Adjoining Bar.	5. Kallar.	5. Kallar.

I found this subdivision to be unnecessarily elaborated and therefore with the sanction of the Financial Commissioner—

- (a). In the Gujránwála tahsíl merged the small Deg circle in the Charkhari circle which it adjoins, and to which, except as regards the Deg irrigation, it is in all respects similar; and in the same way I amalgamated the Maira circle with 52 estates and the Báugar with 117 into one circle known as the Báugar, while the "Adjoining Bár" circle with 75 estates was maintained intact.



- (b). In Wazirabad, the Chenab circle with 67 estates and the Charkhari with 115, were maintained intact, while the three small circles, viz.:—

Bangar	...	...	...	...	...	31 estates.
Maira	...	...	...	...	...	11 „
Kallar	...	...	...	...	...	43 „

were grouped together into one circle known as the Bangar, their agricultural conditions being similar, and the prevalence of Maira or Kallar being a matter for consideration village by village in village inspection and village assessment rather than a broad division on which separate circles could be based.

- (c). In Hafizabad, the Chenab, Adjoining Bar and Bar circles have been continued unchanged, while the small Kallar circle which contained only 24 estates has here as in Wazirabad been added to the Bangar circle. Thus the assessment circles in each tahsil now stand as follows:—

<i>Gujranwala.</i>	<i>Wazirabad.</i>	<i>Hafizabad.</i>
1. Charkhari.	1. Charkhari.	1. Bar.
2. Bangar.	2. Bangar.	2. Bangar.
3. Adjoining Bar.	3. Chenab.	3. Chenab.
		4. Adjoining Bar.

So excepting the Bar circle, there is no circle in any tahsil which has not a parallel circle in another tahsil. This reduction in the number of assessment circles, while it considerably simplified and abbreviated work, takes sufficient account of natural features, differences of soil, rainfall and agricultural conditions generally. In the division of the old Hafizabad tahsil into two that has now been carried out, the whole of the Chenab and Bangar circles and part of the Bar and Adjoining Bar are included in Hafizabad, while the remainder of the Bar and Adjoining Bar with the Government waste have been thrown into the new tahsil of Khanga Dogran.

12. The rainfall and system of agriculture have been referred to in paras. 3 to 5. Something may here be said of the prevailing soils. The classification adopted at previous settlements embodied in the settlement records was based first on the absence or presence of and the source of irrigation, viz., *chahi*, *barani*, *sailaba*, *abi*, &c., and further, on the actual composition of the soil as locally distinguished into *rohi* (stiff clay) *dosahi* (a strong loam) *maira* (light loam) *tibba* (sandy) *kalrati* (affected by *kallar*) &c. In the assessment and distribution however no effect was given to the local distinctions, and these though still in vogue among the people are employed rather to describe the general nature of the land than its relative value for assessment purposes. To record such distinctions with a view to using them for the village assessments and the internal distribution, would in the first place lead to attempts on the part of unscrupulous owners and corrupt patwaris to deceive the assessing officer, and in the next place, in the distribution proceedings would lead to innumerable disputes between the shareholders themselves. As the classification would be in many cases a delicate matter, depending largely on individual opinion, any effective check would be impossible, and uniformity of classification would be out of the question. For these reasons, with the sanction of the Commissioner, I decided to omit these local distinctions from the records, and trust to my own knowledge and my predecessor's notes of the villages, to make due allowance for them in village assessments, knowing that the shareholders—who in this district distribute their assessments generally on wells classified according to the quality of soil, depth of water, area attached,—could be trusted to take the soil into consideration in distributing the assessment.

13. The classification adopted was in accordance with that suggested in Chapter VII A of the Patwari Rules, with the addition of two more, viz.:—

- (1). *Chahi-nahri* land irrigated or irrigable from a well and a canal.
- (2). *Chahi-sailaba* land irrigated by a well but also benefitting by river floods.



So that the distinctions recorded were—

Cultivated ...	(a) Irrigated ...	Cháhi	...60	per cent. of the total cultivation.
		Cháhi-nahri	...	
		Nahri	...	
		Cháhi-sailába.	...	
Uncultivated ...	(b) Unirrigated	Abi.	...	10.5
		Sailába	... 4.5	
		Bárání	... 25	
		Banjar kadím.	...	
Uncultivated ...	(a) Cult rable	Do. jadíd.	...	25
	(b) Unculturable	Ghair munkin.	...	

All the records and assessment statements show these distinctions in full, but when it came to proposing soil rates, I found it unnecessary to work out separate rates for *cháhi-sailába* and *ábi*, the area of which is insignificant, and included them with *cháhi* allowing for the fact where necessary in the village assessments. I also found that *cháhi-nahri* was in practice land which was formerly irrigated from a well, but to which canal water is now applied, the well being generally left unworked. For assessment purposes I therefore included *cháhi-nahri* with *nahri*, the advantage to the owner of having a well to supplement the canal irrigation being allowed for sometimes in the distribution over holdings by putting a small lump sum as *ábiána* on the well.

14. As regards the composition of the soil generally it may be said that stiff clay (*rohi*) is most common in the Charkhari circles, adjoining Siálkot, where a great many natural channels, the Aik, Nandanwáh, Khot, &c., bring down the drainage in the rains. The strong loam (*dosáhi*) is most common in the Adjoining Bár and Bár circles and in the Wazírabad Charkhari, and is the most workable and fertile soil, growing all crops except rice. The lighter loams (*maira* and *tibba*) are common in the Bángar circles of all three tahsils, the soil of which is much inferior to that of the rest of the district; *kallar* is all-pervading, and its influence on the cultivation, which when affected by it is known as *kalráti*, can be traced everywhere. It is very common in the Gujránwála Charkhari, the Wazírabad and Háfizabad, Chenáb and Bángar circles. The soil of the Adjoining Bár and Bár circles being a sweet clay or a good loam has little *kallar*. With canal water however the most hopeless looking *kallar* produces excellent crops of rice: indeed it is more suited for this crop than sweeter soils. It is a question however whether continued irrigation to the extent that is required for rice will not eventually bring to the surface the *reh* efflorescence which is now dormant in the subsoil and thus render the *kalráti* land permanently unproductive. The water level in the canal-irrigated tract is at present so deep that there is no danger of water-logging for some years to come, but the subsoil drainage in parts of the Háfizabad tahsíl is not good, and the results of canal irrigation, especially in the *kallar* lands should be carefully observed, so that any tendency to water-logging or bringing *reh* to the surface may be at once checked.

15. The following figures, taken from the census returns of 1868—1881 and 1891 show that there has been a steady and progressive increase in population in each tahsíl:—

	1868.	1881.	1891.	DENSITY PER SQUARE MILE.	
				Of area.	Of cultivation. *
Gujránwála .. .. .	224,422	250,720	269,166	364	575
Wazírabad ... .. .	151,289	169,568	183,806	408	726
Háfizabad ... .. .	175,544	196,604	237,397	139	465
Total ... .. .	551,255	616,892	690,169	236	554

Between 1868 and 1881 population increased 12 per cent.; between 1881 and 1891, 12 per cent., or by 24 per cent. in the interval between the revised and the present settlements. As cultivation has within the same period increased by 35 per cent., and there is ample room for further expansion in the Gujránwála



and Háfizabad tahsils the pressure on the soil cannot be considered as severe. There is only one tract, the Charkhari circle of Wazirabad in which holdings are small owing to minute subdivision and the absence of culturable land. The incidence of population per square mile of cultivation in this circle is 788, which is excessive, but something has been done to relieve the congestion by selecting settlers from the most over-crowded villages for the newly colonised lands on the Chenáb Canal. The increase in population has been most rapid in Háfizabad, where it amounts to 36 per cent., but since the census was taken the population of that tahsil has been further swelled by the settling of colonists on the Government waste and a general immigration of tenants to the canal lands in the sealed villages. Part of this increase has been at the expense of the other two tahsils, but the vast majority of the immigrants have come from the over-crowded districts of Siálkot, Gurdáspur and Amritsar. I put the increase under this head within the last two years as at *least* 20,000.

16. Only 9 per cent. of the population is shown as urban in the census returns. The two most important towns are Gujranwála, with a population of 27,208, which is becoming a great trade centre, and rapidly expanding in population and prosperity, and Wazirabad, with a population of 15,786, which has fallen off in population and prosperity since the development of railways and the consequent facilities for through trade, which have left no room for local and river-borne traffic. The only other towns are Eminabad, 5,841, and Kila Didár Singh, 2,822 in Gujranwála; Rámnagar, 6,592, Sohdra, 4,978, and Akálgarh, 4,262, in Wazirabad; and in Háfizabad Pindi Bhattián, 3,674, Jalápur, 3,253, and Háfizabad 3,076. All of these are centres of trade for the surrounding tracts, but the great central market governing the rest is Gujranwála, which is the outlet by which the surplus produce of the district finds its way to the railway, and the channel by which supplies are received from other districts in seasons of scarcity.

17. The district is fairly well provided with communications. The North-Western Railway traverses it from north to south close to the east boundary for a distance of 40 miles, and from Wazirabad, where it crosses the Chenáb, a branch line runs to Siálkot *via* Sohdra. The Gujranwála and Wazirabad tahsils are therefore in direct contact with the railway, and there are several feeder roads which, though not well maintained and almost impassible in the rains, connect the outlying villages with Gujranwála and Wazirabad. Things are more backward in Háfizabad, the nearest point of which is 25 miles and the furthest point 70 miles from the railway, and the roads, though numerous and laid out on a most extensive scale, have been so neglected that wheeled traffic is almost unknown, and the local produce has to be conveyed to the central markets at Gujranwála and Wazirabad on pack animals. The cost of carriage is therefore very heavy; from Pindi Bhattián to Gujranwála it comes to 6 annas per maund for grain, which is a heavy tax on the profits of cultivation. The need for improving the communications of this tahsil which in a few years will have an enormous amount of surplus produce to export is urgent, and is a necessary complement to the scheme for bringing the centre of the Doáb under cultivation by means of the Chenáb Canal. I believe a project for a new line of railway direct from Wazirabad to Mooltan, running *via* Háfizabad through the heart of the Doáb has been worked out, and the first section of it down to Lyallpura is to be taken in hand at once. In default of the railway the most effective way of improving communications would be to metal the road from Gujranwála to Háfizabad and carry it on to Khángah, the head-quarters of the new tahsil. Khángah is in direct communication with Lahore by means of the Lahore-Shahpur-Bannu road, which is now being metalled from Shahdera to Sheikhpura by the Lahore District Board; and if the metalling were continued from Sheikhpura to Khángah, a distance of only 24 miles, it would give a powerful impetus to the development of the Bár tract, which would then be connected with Gujranwála and Lahore by metalled roads.



## CHAPTER II.

### REVENUE HISTORY.

18. The leading agricultural tribes of the district—though many of them lay claim to Rájput descent and still preserve certain Rájput traditions, *e.g.*, their women never render any direct assistance in agriculture—are undoubtedly of Jat origin. The Jats hold 995 estates out of 1,223 estates, *viz.*—

Gujránwála	...	...	...	...	...	393 out of 455
Wazírabad	...	...	...	...	...	228 out of 266
Háfizabad	...	...	...	...	...	374 out of 502

In Gujránwála the most important Jat tribes are—Virakhs 76 villages, Varaichs 34, Chimas 20, Gurayas 21, Dhothars and Sokhus 24. The Virakhs are mainly, the Varaichs largely, Sikhs, the Dhothars and Sekhus are nearly all Hindús; the other tribes are for the most part Musalmáns. In Wazírabad the eastern or more fertile portion of the tahsíl is held by Chimas, 93 villages; the western and less fertile by Chathas, 55 villages; there are no other tribes holding 10 villages or over. The Chimas and Chathas are almost exclusively, and the other Jats mainly, Mhhammadan. In Háfizabad, the proprietary body is more mixed, and property in land is of more recent growth. The Bhattís who are undoubtedly Rájputs, and Bhagsinkes who, though they claim affinity with the Bhattís, are probably the descendants of Bár nomads who settled down to agriculture in the later days of Sikh rule, own between them 81 estates, while Chathas who spread into the tahsíl from Wazírabad, and Virakhs who extended their settlements from Gujránwála and wrested the south-east of the tahsíl from the Bhattís, hold respectively 53 and 44 estates. Turars, who emigrated from beyond the river in Gujrát 200 years ago, hold 53 estates along the river, and Kharrals from Montgomery, about the middle of the last century, dispossessed many of the old Hindu owners and now hold 42 villages. The rest of the tahsíl is occupied chiefly by miscellaneous Jats—Hanjras and Jags 24 estates, Gurayas, Dhothar, Gondals, &c. Excepting the Virakhs who are all Sikhs and the Hanjras who are mainly Hindús, the remaining tribes, including the Bhattís, are Muhammadans. Non-Jat tribes, excluding the Bhattís, hold 47 estates, the most important being Saiyads, Khatrís and Brahmans.

19. The settlements in Gujránwála and Wazírabad are nearly all of old date. The immigration of the leading tribes appears to have taken place in Moghul days, when most of the existing villages were founded. Even tradition is silent as to the races who preceded them. War, famine, and inter-tribal struggles in the first half of the last century brought about the ruin of all but the strongest communities, but the people were too deeply rooted in the soil to permanently desert their settlements, and when the consolidation of Sikh rule in the latter half of the century inaugurated an era of comparative peace and security, the old owners, who had temporarily bowed to the storm and taken refuge in their tribal strongholds, at once resumed possession of their deserted homesteads, restored the wells, reclaimed the land, and in many cases showed such tenacity in adhering to their ancient institutions and traditions that they maintained the same proprietary shares as had existed prior to their dispossession. Thus in these two tahsíls the present owners are the descendants of the men who held the land under Moghul rule, and the tribal and village traditions have continued in an unbroken chain from that era.

20. In Háfizabad the state of things is different. That tract appears to have been held in Moghul times by Hindu Jats of the Hanjra and Jag gôts, and most of the numerous ruins of what were once apparently flourishing settlements are identified with the days



of their ascendancy. When the central authority became enfeebled at the beginning of last century, these industrious but unwarlike Hindu tribes, fell a prey to the more vigorous Musalmán races,—Kharral and Bhagsinke nomads from the Bár, Chathas, Tarars and Bhattís of semi-pastoral habits,—who speedily ejected them from all but a fraction of their villages, but having taken forcible possession of the land often failed to work it for agriculture, and preferred to follow their old pastoral life. In the general struggle for the soil, the Virakhs of the Gujránwála tahsíl, a Sikh tribe with strong military traditions, got a foothold in the tahsíl and ejected the Bhattís from many villages which the latter had wrested from the Haujras. One result of this difference in the history of Háfizabad is that agricultural progress has been much slower than in the other two tahsíls. In Gujránwála and Wazírabad the people are similar in character and habits to the ordinary peasant of the Central Punjab, while in Háfizabad they still retain many traces of their pastoral and nomadic character. The bond between them is rather that of the tribe than of the village community; they are averse to manual labour and inclined on slight temptation to return to their old predatory habits. No doubt they were being gradually weaned from these habits under our rule, but the canal in a few years has done more to civilise them and make them look to honest labour for their living, than 45 years of settled government, and every year they will assimilate more and more in character to the ordinary Punjab peasant.

21. The revenue history of the district, in so far as it bears upon present conditions, begins under the Sikhs. Between 1750 and 1800 A. D., the leaders of the Sikh Confederacy established their sway over all of the Gujránwála and part of the Wazírabad and Háfizabad tahsíls, but over the rest of the district the local chiefs of the Chathas, Tarars and Bhatti clans maintained their independence. Towards the end of the century, Ranjít Singh who was born in Gujránwála city and came of the Jat Sánsi tribe, having overcome the Sikh Confederacies, took possession of their estates and jágírs and next turned his arms against the independent local chiefs. The less warlike Muhammadan tribes at once accepted his authority, but the Bhattís, Tarars and Chathas held out against him and were only overcome after a long and gallant resistance. By 1810 A. D. the Mahárāja had brought the whole district under his sway.

Rise of Sikh rule.  
Revenue system of the Mahárāja.

22. His fiscal policy was two-fold—

- (1) Part of the tract was farmed out in groups of villages to kárdárs or farmers of the revenue, who contracted to make certain fixed payments to the Royal Treasury, while they were allowed to make what they could out of the cultivators from whom they realised direct by *kankut* or appraisement of the crop, *batái* or division of the crop, *chikota* or lump payments in kind and cash, changing one mode for another as they found it to their profit.
- (2) Owing to the intimate connection of many of the leading families with the Mahárāja who recruited his armies and selected his Lieutenants largely from this district, the greater part of the district was assigned in jágír to the local chiefs, subject to the obligation of military service, or to the Royal courtiers for their maintenance. The jágírdárs realised direct in cash or kind like the kárdár. Both systems pressed equally hard on the people who were regarded as a sponge to be squeezed to the utmost limit compatible with their continuing to cultivate, and when they refused or were unable to pay, the land was made over to outsiders.

The results of this action are well described in para. 45 of Mr. Morris's Report of the Regular Settlement.

"The evil consequences attendant on this system are worthy of our notice if only to show what the effect has been on our present system of revenue collections. First it made the people improvident. They knew that the more they worked and the larger their returns, so in proportion, would the Government demand be enhanced, whilst the more idle they were, the less would they have to pay to Government. Thus was a pre-



"mum offered for idleness. Secondly, it was directly to the advantage of the kárdár that "the cultivation should increase; it therefore became his interest to give the land to those "who would till it best, who were generally mere cultivators. Thus the rights of proprietors were disregarded and the value of property consequently decreased."

23. The assessments demanded and realised by the Sikh kárdárs and jágírdárs would now seem to us incredible. In the Char-khri circles the ordinary rate was one-half or two-fifths of the produce, or a fixed charge of Re. 1 in the kharif and two mans of wheat in the rabi, per acre. Good wells with 30 to 50 acres attached had to pay Rs. 100 to Rs. 150, and in the Háfizabad tahsil Rájá Guláb Singh who held most of the tract and whose memory is still execrated for his extortions commonly demanded Rs. 150 per well in the River circle and Rs. 108 per well in the Bángar. This is more than the landlord in these tracts can now get from a tenant, though prices have gone up from 50 to 100 per cent. since Sikh times. The only exception to the general fiscal oppression practised alike by kárdár and jágírdár was Díwán Sawan Mal who about 1825 A. D. obtained the Adjoining Bár and Bár tracts of Háfizabád partly in farm, partly in jágír. He encouraged the pastoral tribes of the Bár to found villages and settle down permanently to agriculture, by allowing them to hold the land at a very lenient assessment, ultimately fixed at Rs. 62 per well. To those who founded new villages in this inhospitable tract he remitted from one-third to one-sixth of the assessment as an inám in favor of the whole proprietary body, while a similar concession was made in favor of new wells, one-half to one-fourth of the demand being remitted for periods varying from 10 to 20 years. Were it not for this wise and far-seeing policy, the nomads of the Gujránwála Bár would never have settled on the soil, but would have remained houseless and landless vagabonds as their brethren in Jhang and Montgomery are to-day. This striking exception however only heightened the effect of the general oppression. In addition to the ordinary revenue demand there were a multitude of petty exactions known as "Nazar" "Farásh Khána" "Top Khána" "Hooli" varying from Re. 1 per well per harvest to Rs. 2 per village, while villages at a distance from the central market had to pay an addition of from 8 annas to Re. 1 per máni of 8 mans, for differences of prices and cost of carriage. A more crushing exaction was the free-quartering of troops on the people, and the necessity of furnishing supplies for the Sikh armies on their way to the frontier, the high road to which lay through the centre of the district.

24. In fact on few if any districts in the Punjab did the hand of the Sikhs fall more heavily than on this. The result was that under Sikh rule, proprietary rights had no value, the distinction between owner and tenant was unknown as the State demand absorbed all the profits of cultivation, leaving no margin of rent for the non-cultivating proprietors.

The revenue demand was distributed over both alike; where it could not be paid the owners were ousted, and whole villages transferred at the pleasure of the kárdár or jágírdár. At annexation therefore we found the district impoverished and demoralized, the village communities weak and repudiating the principles of joint responsibility, the people leading a hand-to-mouth existence from harvest to harvest, unable or unwilling to do anything for themselves, and averse to a fixed system of money payments. Few districts therefore had a worse start under British rule and unfortunately the effect of our first experiments in assessment was rather to increase the demoralization than to check it.

25. The summary settlement of the district was made in 1847-48 by Mr. Cocks and Major Lake, Assistants to the Resident. They appear to have worked out the assessment in Lahore without any personal inspection of the tract. The basis of calculation was not the agricultural statistics of the villages, indeed there were none, but the collections in grain and kind for the previous five years, lists of which were supplied by the kárdárs. The grain payments were commuted into cash at the rate of prices then prevailing, which owing to the demand for supplies for the troops in the field happened to be exceptionally high, and an all-round reduction of 10 per cent. being allowed, the balance was announced as a fixed cash demand.



The total assessment and incidence for each tahsíl and for the whole district according to Appendix X of Mr. Morris's Report, were as follows :—

					Demand.	Incidence per cultivated acre.
					Rs.	Rs. a. p.
Gujránwála	...	...	...	...	2,91,578	1 10 2
Wazírábád	...	...	...	...	2,01,567	1 15 1
Háfizabád	...	...	...	...	1,76,405	1 4 6
Total District	...	...	...	...	6,69,550	1 9 3

26. From the methods employed it was inevitable that the assessment should be glaringly unequal, but in addition it was oppressively severe. This will at once appear from the fact that in spite of the great increase in prices that has since taken place, the improved methods of agriculture and enhanced value of land, the incidence of the assessment now imposed is about 30 per cent. lower, viz.:—

						Incidence per cultivated acre.
						Rs. a. p.
Gujránwála	...	...	...	...	...	1 1 8
Wazírábád	...	...	...	...	...	1 7 1
Háfizabád	...	...	...	...	...	0 15 4

For a few years the zamíndárs buoyed up by high prices, paid the demand with some regularity if not with ease. At annexation prices fell owing to the disbandment of enormous bodies of troops, the income from service fell off, money became scarcer, while the demand for it owing to the new system of fixed money payment increased. A severe drought in 1849 increased the strain, and some remissions and reductions were granted, though with a sparing hand. Balances began to accrue in many villages, wells went out of working, and the owners and tenants began to desert their holdings. Another and more disastrous drought in 1851, accompanied by a deadly epidemic of murrain among the cattle, brought matters to a crisis and made it apparent that the summary settlement which had originally been announced for only three years, but eventually ran on for seven, could not be maintained without ruining the district. The percentage of collections and balances during its currency as given in para. 51 of Mr. Morris's Report were as follows :—

		1849.	1850.	1851.	1852.	1853.
Collections	... 90 per cent.	98	97	93	85	
Balances	... 10 „	2	3	7	15	

so that the average annual balance was  $7\frac{1}{2}$  per cent. The pressure was most severe in the highly irrigated tracts of Gujránwála and Wazírabad which had suffered most from the exactions of the Sikhs, and were least able to bear the strain of over-assessment. Writing of the Gujránwála pargana, Mr. Morris remarks—

“Villages formerly well off and paying regularly now got into balance, many desertions took place, wells fell in and cattle died by hundreds. The number of wells deserted in one year exceeded 300, while on the original summary *jama* a balance of Rs. 34,854 (over 17 per cent.) accrued.”

Speaking of Rám Nagar he says—

“The summary *jama* must on the whole now be considered high; originally it was not so, but the effects of the recent drought have been so disastrous, that it will take years for the pargana to recover its former condition. There is now distress, collections have been difficult, balances accrued, proprietors are poor, wells fallen in, cattle have died, and desertions have taken place. In the Hafizabad tahsíl things were nearly as bad.

Mr. Morris. writes of the Sheikhpura pargana—

“Another proof of the severity of the summary settlement is the number of wells which have been deserted since it was made, notwithstanding the large *takávi* advances. It appears that out of 4,000 wells, at least 1,000 or one-fourth, have fallen in during the last five years.”

The regular settlement was begun in 1851 by Mr. Temple who was in charge of the operations for the whole Rechna Doáb with Mr. Morris as his Assistant for the Gujránwála district and the trans-Rávi portion of Lahore. In 1853 Mr. Morris received independent



charge and completed the operations in 1856. The standpoint from which Mr. Morris, who was responsible for the assessment, approached his task, is given thus in para. 51 of his report—

“It was evident that reduction was necessary, and that to ensure for the future regular payments and to determine on an assessment that could be reasonably expected to work well throughout any number of years, a considerable amount of Government revenue must be sacrificed. The following considerations also convinced me that only a light assessment could work well and successfully in the tract, *viz.*, the general inferiority of the soil, great depth of water from the surface, the absence of development of natural resources; the nomad character of the people, their idleness and improvidence; their thievish propensities and aversion to money payments; the absence of proprietary rights and low value of landed property; the scantiness of the population and absence of cultivators.”

28. His method of assessment was briefly as follows, starting from the position—of which there could be not doubt—that over-assessment was general, he divided each pargana into assessment circles, and having regard to the revenue history, agricultural statistics and existing condition of each circle he determined the general amount of reduction necessary.

Having collected his assessment data, *viz.*, rates on wells, rates on yokes, rates levied by the Sikhs, Tahsildár's estimate, and a produce estimate based on the assumption that Government was entitled to one-sixth of the gross produce on irrigated and one-fifth on unirrigated lands, he deduced from them the rates necessary to bring out the desired result. In all but the River circles the rates he finally adopted were not so much soil rates as lump sums on well areas which in each circle he divided into three classes according to their condition, efficiency, quality of the soil and number of yokes attached. This method was in accordance with the practice of the people in distributing the revenue. His village assessments were worked out on much the same principle, but were further modified by the grant of each temporary reduction for the first two or three years in favour of estates which had suffered materially from the drought of 1849—51 as would enable them to recover from their depression.

29. The financial result of his re-assessment was to reduce the original summary settlement demand excluding petty *máfis* by about 19 per cent., *viz.* :—

	Summary settle- ment.	Regular settle- ment.	Percentage of reduction.	Incidence of regular settle- ment per culti- vated acre,
	Rs.	Rs.		Rs. a. p.
Gujránwála ... ..	2,91,578	2,32,781	20	1 4 10
Wazirabad ... ..	2,01,567	1,67,045	17	1 8 8
Háfizabad ... ..	1,76,405	1,42,936	19	1 0 8
Total District ...	6,69,550	5,43,362	19	1 4 6

In Gujránwála and Wazirabad the cultivated land alone was assessed. In the Háfizabad Adjoining Bár and Bár villages a sum of about Rs. 3,000 was assessed on the waste, calculated at the rate of Rs. 10 per 100 head of cattle. This *timi* assessment was clearly inadequate, and villages with little cultivation and large profits from cattle and from the produce of the waste land escaped very lightly, while the burden of assessment was thrown on villages which had broken up their waste. The relief given by the regular settlement was however great, and in para. 59 of his report Mr. Morris justifies it as follows :—

“This reduction may appear somewhat large, but still it is not in my opinion any more than was absolutely necessary to meet the exigencies of a tract so impoverished and deteriorated as this has become of late years.”

30. In fact the people had been so sorely tried by the over-assessment of past years, following on the oppressive exaction of the Sikhs, that they were averse to binding themselves to a fixed cash assessment even when this gave a substantial reduction of the old



demand The most delicate and arduous task connected with the settlement was to induce the people to engage for the revenue, and when they had so engaged, to prevent them from repudiating their responsibilities. Mr. Temple, who gave out the assessments of Gujranwála and Wazirabad in 1853, notes—

“When I announced the *jamás*, I could see that in their hearts the people were unwilling to enter into any engagements at all for cash payments. In several cases Mr. Morris had shown consideration to villages that had suffered most from the drought of 1851, by offering them reduced *jamás* for the first two years. The reduced *jamás* were accepted and the usual engagement given in, but in Mr. Morris's words, “No sooner did the time for enhancement arrive than the people gave in a petition begging to be released from their engagements.”

Such cases of recusancy were rigorously dealt with by the Settlement Officer, who in the interests of the Government revenue arranged for—

- (a) Transfer of the share of the reculant shareholder or village to a more solvent shareholder or some outsider willing to engage.
- (b) Temporary alienation of the share or estate to a farmer (*Mustajir*), who agreed to pay the Government revenue making his own terms with the owner.
- (c) Sale of the defaulter's share to the highest bidder.

31. By these methods a serious expropriation of the old proprietors in favor of capitalists or speculators in land was begun.

Compulsory transfer of property. In Gujranwála tahsil, in 15 estates, the proprietary right was wholly, and in two partly, transferred to outsiders. In Wazirabad one whole village and one-third of another were similarly transferred under the pressure of assessment, while a third estate of 451 acres was sold up for an arrear of Rs. 125.

In Hafizabad the transfers covered one whole estate, one-half of two, one-third of two, one-fourth of two, and one-sixth of three estates, and wells or shares in wells to the number of 21. In addition to these transfers of whole estates or shares in them to outsiders, no less than 280 cases of transfers of holdings covering about 14,000 acres took place; the old owners in most cases owing to poverty or the pressure of assessment voluntarily transferring their shares to more solvent shareholders.

32. These transfers were the subject of a long and bitter controversy at the time. The Commissioner, Mr. Cust, attacked the Settlement Officer's action as harsh, illegal and unjust, and in 1858 obtained the sanction of Government to re-open the proceedings with the view of reinstating the old owners at a reduced assessment. In one extreme case, that of Gondlanwála, the owners, a sturdy but contumacious body of Sikh Jats, had refused to engage for the assessment which Mr. Morris had lowered from Rs. 4,000 to Rs. 3,600, and which was undoubtedly moderate according to the standard of assessment then in vogue.

Attempts to restore the old proprietors. Such an example of contumacy, unless promptly dealt with, would be contagious, and the Settlement Officer, with the sanction of the Financial Commissioner, transferred the estate in perpetuity to a Khatri Sardár, Jhanda Singh of Batála, for a nominal sum of Rs. 500, and at the Sardár's instance ousted the old owners not only from the property, but also from the right to cultivate. After a year or so, the Sardár complained that the assessment was excessive, and became clamorous for reduction. The Deputy Commissioner proposed to reduce the demand by Rs. 1,100. Thereupon the old owners came forward and claimed that if any reduction were given it should be in their favor as they were willing to engage for the reduced demand; ultimately the case was referred to the Lieutenant-Governor who decided that the transfers should be set aside, the old owners reinstated at a reduced assessment, and Jhanda Singh compensated elsewhere, while on the general question of the propriety of such sales and transfers he laid down the principle — “that the refusal of a proffered *jama* by the proprietors does not render the compulsory sale of their land legal, all that they can be made to forfeit are the privileges of contracting for the payment of the Government revenue and of managing the estate.”



This principle was applied under the supervision of Mr. Cust to the other cases, and temporary farm (*mustājiri*) took the place of permanent alienation. Efforts were made to reinstate the old owners by compromise with the alienee; and these were generally successful in the case of transfers of holdings from one shareholder to another. Where whole estates had been transferred for a nominal or for no consideration, to wealthy capitalists, such as the Diwāns of Eminabad, the Khatrīs of Gujrānwāla, and the Sardārs of Batāla the proceedings were less successful, as they claimed to hold on the ground that they had spent money on the estate, and in some cases too the old owners were unwilling to re-enter ever at a reduced assessment. Thus in Gujrānwāla in ten estates where the transfer had been made by the Settlement Officer, and in 7 estates where the owners had voluntarily parted with their rights, the evil could not be undone. In Wazirabad and Hāfizabad the cases in which the alienees refused to restore, or the old owners to re-enter, were comparatively few. In all cases the temporary farm to outsiders terminated at or before the revised settlement.

33. These cases, following immediately on a reassessment which had given an all-round reduction of 19 per cent. showed that the zamīndārs were so demoralised and impoverished by fiscal mismanagement and bad seasons as to be unable to sustain a rigid cash assessment, and that what they required at least for some years was not a moderate but a lenient assessment. There is no doubt that judged by our present standard of assessment, *viz.*, half assets, Mr. Morris's assessment, which was rather an attempt to adjust the summary settlement demand to existing conditions than to work out a scientific assessment *de novo*, was too high. This is apparent from three facts—

- (1) The incidence of his demand per cultivated acre was from 6 to 16 per cent. above the incidence of the assessment now imposed, though prices have probably increased 50 per cent. since.
- (2) He assumed the Government share at one-sixth gross produce on irrigated, one-fifth on unirrigated land, say 17·5 per cent. all round,—whereas the Government share as now worked out on the half assets system comes to—

Gujrānwāla ...	13 per cent.
Wazirabad ...	16 „
Hāfizabad ...	12·25 „

- (3) During the currency of the regular settlement profit rents were almost unknown, the owners in most cases being only too glad to get tenants to cultivate on condition of paying the Government revenue *with* a nominal *mālikāna*.

34. All over the district, and especially in the highly developed Char-khari circles, it soon became apparent that some villages were over-assessed. Balances began to accrue, and in 79 estates in Gujrānwāla, 41 in Wazirabad and 37 in Hāfizabad, reductions had to be given. In 1858 a general enquiry into the conditions of the more depressed estates was carried out by the Commissioner, the result of which was that the deferred or progressive enhancements were generally given up and a reduction of about Rs. 21,000 or 4 per cent. on Mr. Morris's *jama* was granted.

The following figures show the reduction in the *khālsa* demand in each tahsīl :—

			<i>Jama announced by Mr. Morris.</i>	<i>Jama as revised in 1859.</i>	<i>Decrease per cent.</i>
			Rs.	Rs.	
Gujrānwāla ...	...	...	2,29,314	2,18,935	4·5
Wazirabad ...	...	...	1,63,465	1,58,335	3·
Hāfizabad ...	...	...	1,39,757	1,34,576	3·7
Total District			5,32,536	5,11,896	4



35. Thence forward, assisted by a return of good seasons, the increased security for life and property under our rule, the settlement appears to have worked smoothly enough, and up to the revised settlement in 1867-68 only Rs. 11,574 balance accrued, of which Rs. 9,569 was in the Gujranwála tahsíl. Under a more enlightened fiscal system *takávi* advances were liberally granted for the construction and repair of wells, and no less than Rs. 1,31,617 was so advanced in this period, viz.:—

							Rs.
Wazirabad	...	...	...	...	...	...	22,369
Gujranwála	...	...	...	...	...	...	50,339
Háfizabad	...	...	...	...	...	...	58,909

and as many as 1,113 new wells were sunk. This compares favourably with the subsequent sparing policy in respect of these grants. In the 24 years, since the revised settlement the amount advanced has been as follows :—

		Advanced for wells.	Advanced for seed and bullocks.
		Rs.	Rs.
Gujranwála	...	27,545	9,817
Wazirabad	...	17,874	3,545
Háfizabad	...	21,137	3,802
Total	...	66,556	17,164

and in Gujranwála of 808 new wells, only 73 were assisted by *takávi*, and in Wazirabad out of 1,000 new or restored wells, only 98 were so aided.

36. The revision of the regular settlement which had been sanctioned for a term of 10 years from the date of giving out of the original assessments, was undertaken by Captain Nisbet under the general supervision of Mr. Prinsep, the Settlement Commissioner, in 1864 and completed in 1868. He classified the villages as heavily, moderately or lightly assessed, viz.:—

			Heavily.	Moderately.	Lightly.
Gujranwála	...	...	93	97	229
Wazirabad	...	...	131	54	74
Háfizabad	...	...	65	47	413
Total	...	...	289	198	716

and his opinion on the old assessment was that “ though after the revised settlement of 1859 the demand for land revenue was far from being excessive and there was no great distress yet the rates fell very unevenly and villages were either in one or the other extreme. The general complaint I heard everywhere was not so much of over-assessment but of inequality of rates in neighbouring villages.” According to his calculation the Wazirabad tahsíl was relatively most heavily assessed, Háfizabad the most lightly. The method of assessment adopted is described in great detail in pages 33—40 of Captain Nisbet’s report.

Having maintained with some slight alterations the assessment circles framed by Mr. Morris and made an inspection of each estate, he made use of the following standards of assessment in order to determine a fair assessment :—

37. (1) *The present jama, viz., demand previous to the new assessment :*

(2) *The plough jama* “obtained by dividing the assessable area by the “ascertained number of ploughs and then multiplying that result by the rate “per acre of the existing *jama*.”

(3) *The produce jama* obtained by assuming rates of yield for each crop, determining the value at the rate of prices prevalent, and taking one-sixth of this as the value of the Government share.



(4). *The new rate jama* " which included a rate on water and land revenue, *first* by applying to the irrigated area a well rate higher or lower according to the fertility of the circle to be assessed calculated on the assumed average profit of the area watered by a well in that locality after deduction of all expenses, and, then adding to this a moderate rate on the whole assessable area as unirrigated." The well rate "(a lump sum per well varying in each circle) multiplied into the number of wells in use, care being taken to see that there was no want of yokes or able-bodied population, and the *bārāni* rate multiplied into the whole assessed area gave the new rate *jama* of the Chak (assessment circle) and the standard thus obtained was then applied to each village area and the result showed how the general rate for the Chak would affect that estate."

In fact the rate *jama*, which was based largely on the "produce *jama*" and corrected with reference to the "present *jama*" and the "plough *jama*" was the main standard of assessment for the circle, and in its application to individual estates was modified to suit their particular circumstances.

38. The rates finally adopted in each circle are given in the following table, and the rates of the regular settlement and of the present settlement are also shown, though owing to the difference in the methods followed any comparison is difficult:—

Rates adopted.



सत्यमेव जयते



Taluk.	Circle.	RATE OF REGULAR SETTLEMENT.			RATES OF REVISED SETTLEMENT.			RATES OF THE PRESENT SETTLEMENT.		
		Chábi.	Báráni.	Sailába.	Lump sum per well.	Báráni.	Sailába.	Chábi.	Báráni.	Sailába.
		Rs. A. P.	Rs. A. P.	Rs. A. P.		Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.	Rs. A. P.
Gujránwála	Charkhari	1 10 0	0 11 0	...	18 0 0	0 13 0	...	1 9 0	0 14 0	...
	Bangar	1 8 0	0 8 0	...	16 0 0	0 13 0	...	1 4 0	0 10 0	...
	Maira	1 5 4	0 8 0	...	15 0 0	0 9 0	...	1 0 0	0 9 0	...
	Adjoining Bár	1 2 0	0 10 0	...	10 0 0	0 8 0	...	1 12 0	1 0 0	...
Wazirábád	Charkhari	1 12 0	0 12 0	...	20 0 0	0 14 0	...	1 5 0	0 11 0	...
	Bangar	1 8 0	0 12 0	...	15 0 0	0 11 0	...	1 12 0	0 12 0	1 12 0
	Maira	1 8 0	0 12 0	...	14 0 0	0 10 0	...	1 5 0	0 9 0	1 0 0
	Kallar	1 4 0	0 8 0	...	13 0 0	0 10 0	...	1 1 0	0 8 0	0 12 0
Hástrabad	Chenáb	1 12 0	0 12 0	1 4 0	17 0 0	0 14 0	0 14 0	0 12 0	0 8 0	...
	Chenáb	1 12 0	0 8 0	1 4 0	15 0 0	0 12 0	1 4 0	0 15 0	0 10 0	...
	Bangar	1 8 0	0 8 0	...	15 0 0	0 10 0	...	...	...	...
	Kallar	1 4 0	0 8 0	...	13 0 0	0 10 0	...	...	...	...
	Bár	1 0 0	0 4 0	...	8 0 0	0 7 0	...	...	...	...
	Adjoining Bár	1 2 0	0 8 0	...	10 0 0	0 8 0	...	...	...	...



In the Gujránwála Charkhari, Bángar and Maira, Captain Nisbet's final assessment on cultivation was close to his rates; in the Adjoining Bár it was about 15 per cent. above. In Wazírabad the Charkhari was assessed 5 per cent. above rates, the Chenáb 6·5 per cent. below, the Kallar slightly, and the Maira 10 per cent. above rates, so that the incidence in the latter three circles was so nearly similar as to justify their amalgamation into one at the present settlement. In all the Háfizabad circles, the final demand was, owing to the large progressive enhancements taken, considerably above rates, viz.:—

Chenáb	...	...	...	...	...	4 per cent.
Bángar	...	...	...	...	12	"
Bár	...	...	...	...	28	"
Adjoining Bár	...	...	...	...	30	"

These progressive *jamá*s, the extent of which will appear further on, were intended to cover cases where the imposition of a full *jama* would give too sudden an enhancement, and where a future increase appeared justified by a probable expansion of cultivation at an early date. They were thus to some extent *deferred* assessments, to some extent *prospective*, i.e., meant to cover an expected increase of cultivation. In some of the latter cases the anticipated expansion did not take place and the enhancements pressed heavily on the villages.

39. Another leading feature of Captain Nisbet's settlement was the assessment of pasture. Mr. Morris's *tiní* assessment was merely nominal, and came to only about Rs. 3,000, though he estimated the profits from *ghí* alone as over a lakh. Captain Nisbet however did not fail to recognise the fact, which had been lost sight of at the regular settlement, that the system of assessing cultivation only was apt to throw an unfair burden on highly developed villages with little waste or pasture, while it left untouched the large profits derived by the Bár and Adjoining Bár villages in Háfizabad and Gujránwála from their cattle, and the enormous areas of culturable waste which they had annexed at the regular settlement, when they had been allowed to define their own boundaries. This they had done with such regard for their own interests that in Háfizabad, estates with an area exceeding 5,000 acres, are very common, while five estates with only a few wells have over 10,000 acres and one—Mámanwála—with only two working wells appropriated 23,000 acres. Captain Nisbet's conclusion was that in waiving its proprietary right in favour of the landlords of these great estates, Government did not intend to limit its demand to a share of the profits of cultivation, the area under which was insignificant, but was also entitled to a share of the profits of the spontaneous produce from grass, wood, fodder and fuel. These profits he estimated by a comparison with the income derived by Government from the grazing leases of the adjoining rakh's, and having allowed a liberal margin free for pasture, generally 3 acres of *banjar* to every acre of cultivation, he assessed the remaining culturable land in the Adjoining Bár of Gujránwála and Háfizabad at one anna per acre, rising progressively to 2 annas, and in the Háfizabad Bár at  $\frac{3}{4}$  anna rising to  $1\frac{1}{2}$  annas. In all the other circles no assessment was imposed on pasture, as cultivation was more developed and the pasture area comparatively small and less profitable. His initial assessment on pasture was Rs. 11,475, rising progressively to Rs. 23,324, and of this about Rs. 21,000 was in Háfizabad and the rest in Gujránwála.

40. The financial results of the re-assessment are compared with the previous assessments in the following table, petty *máfls* being excluded. The demand of the last year of the expiring settlement and the new demand are also shown for purposes of comparison. They include petty *máfls*:—

Tahsil.	Summary settle- ment, 1847-48.	Regular settlement, 1863-64.	Regular settlement revised in 1858-59.	Demand of 1866-67.	FIRST REVISED SETTLEMENT.			PRESENT SETTLE- MENT.	
					Initial.	Progressive.	Total.	Demand of last year before re- assessment.	New demand.
Gujránwála	2,91,578	2,29,314	2,18,985	2,22,005	2,28,737	19,881	2,48,618	2,63,946	3,23,612
Wazírabad	2,01,567	1,63,463	1,58,335	1,68,542	1,61,662	8,808	1,70,470	1,86,100	2,32,638
Háfizabad	1,76,403	1,39,757	1,34,576	1,38,007	1,66,651	23,322	1,89,973	1,95,901	3,21,976
Total District	6,69,550	5,32,536	5,11,896	5,28,554	5,57,050	52,011	6,09,061	6,45,947	8,83,226



There was therefore an initial increase of Rs. 28,496 or  $5\frac{1}{2}$  per cent., including Rs. 11,475 assessed on pasture, and a final increase of Rs. 80,507 or 15·2 per cent., including Rs. 23,324 assessed on pasture. In the interval between the regular and revised settlements cultivation had increased 15 per cent., irrigation 20 per cent.

41. The assessment, like all others carried out under Mr. Prinsep's guidance, was severely criticised at the time as being unduly lenient. The Financial Commissioner in para. 25 of his Review, while commending the records and measurements, remarked, that the assessments had not been made after proper considerations of the improvement which had taken place in the district, and that looking to the increase in cultivation and irrigation, the assessment not only might but ought have been higher. In particular he took exception to the rates imposed on *banjar* as being too low by comparison with the income derived by Government from grazing leases, which he put at 4 annas 5 pias per acre, and as thereby giving an incentive to the owners of land in the Bár to keep cattle on their own lands in preference to bringing them under cultivation. He finally proposed that Government should—

- (1) either refuse sanction to the assessments and revise them at once ; or
- (2) take the progressive assessments at once and sanction the settlement for a term of ten years.

The Lieutenant-Governor held that the results of the settlement could not be considered satisfactory or “as having secured to the Government that increase of revenue which it might equitably have expected to obtain,” and accepted the second proposal of the Financial Commissioner that the progressive enhancements should be taken at once, and the settlement sanctioned for only ten years.

Ultimately these orders were reviewed, and it was directed that the term of settlement should stand for 20 years, as given out under Mr. Prinsep's instructions, and that the progressive enhancements should not be taken before the dates originally announced.

42. It would be unnecessary here to refer to the controversy about Mr. Prinsep's assessments (for in every case it was he who passed final orders in the village note-books as to the future assessment) were it not that in comparing the rates and the standard of assessment now adopted with those of last settlement, the adequacy or inadequacy of the latter is an important consideration. In the subsequent chapters on assessments, it will, I think, be clearly established that Mr. Prinsep's standard of assessment, in this district at least, must have approached very closely to the half assets standard, and though his assessment was comparatively lenient compared with that of the regular settlement, such leniency was at the time not only justified but rendered imperative by the unfortunate fiscal history of the district, viz. :—

- (1) The unfavorable circumstances under which the people entered on a new revenue system.
- (2) The complete break down of the summary settlements.
- (3) The distress caused by the droughts and cattle plagues in 1849—1851, 1853, 1861, from which it took many villages a generation to recover.
- (4) The collapse of the regular settlement over a great part of the district, as shown by the transfer of whole estates for no consideration or a nominal one, and the necessity for reducing the initial demand and foregoing the progressive assessments.
- (5) The fact that prior to and during the currency of the regular settlement, land had little or no market value, the distinction between proprietor and cultivator was only in name, and there was hardly any margin for profit rents. These facts were perhaps not sufficiently dwelt upon in the Settlement Report, and were not given full consideration to in the subsequent controversy.



The fact that the Government share was universally assumed to be one-sixth of the gross produce or 16·6 per cent. without reference to the fact that the landlord's share varied from one-half in the most favored parts of Wazirabad to one-fourth over a large part of Gujranwala and nearly all of Hafizabad, whereas according to half asset's standard, the Government share in each tahsil has now been thus ascertained—

Gujranwala	..	...	...	...	13 per cent.
Wazirabad	..	..	...	...	16 "
Hafizabad	...	...	...	..	12·25 "

points to the conclusion that the assessment of Wazirabad, where the assessment including progressive was only raised by Rs. 900 was lenient, that of Gujranwala, where an increase of Rs. 26,000 was taken was moderate, while that of Hafizabad, where the increase was Rs. 52,000 or nearly 40 per cent. was decidedly a full if not a heavy one. In fact the great enhancement in Hafizabad was only justified by the large margin for expansion of cultivation.

43. By the people the new settlement was received with great satisfaction. The conversion of grain into cash payments in 40 Working of the revised settlement. *jagir* villages under the orders conveyed in Secretary to Financial Commissioner's letter No. 745, dated 14th February 1867, and the settlement of the land revenue with the owners in villages which had been temporarily farmed out, owing to the refusal of the owners to engage for the *jama* at the regular settlement, contributed largely to its popularity. The State demand had now been fixed at a moderate amount which left a margin for profit rents, and rent, as a payment in excess of the revenue, which had hitherto existed only in the most favored villages, now became the rule not the exception. It has since then continued to increase steadily in Gujranwala and Wazirabad owing to the opening up of markets, better communications, and the competition for land; while in Hafizabad the general backwardness of the tract, large size of the holdings, competition for tenants owing to the scarcity of cultivators, distance from a central market have among other causes contributed to retard the natural rise in rent.

44. The new settlement however had a bad start. The years 1868-72 Character of subsequent harvests. were years of short or unseasonable rainfall with bad harvests and scarcity of fodder. This caused considerable distress in the Bar villages of Gujranwala and Hafizabad. A special enquiry made at the time showed that an epidemic of murrain carried off 46,555 head of cattle, valued at 9 lakhs. The distress was aggravated by the orders originally issued to realise the progressive assessments at once. Many villages in Hafizabad, and some in Gujranwala began to fall into arrears, and in 1872 the Deputy Commissioner reported that their conditions would have been deplorable, had not orders been received from Government that the progressive *jamás* were not to be realised before the dates originally given out, and that the excess already realised was to be credited against the current year's demand. In 1873, a more prosperous era set in with abundant rains, copious harvests, and an ample supply of fodder. This lasted till 1876, and enabled the Gujranwala and Hafizabad villages to recover from their losses. 1876 and 1877 were very bad years owing to excessive rains in the former, deficient rains in the latter, 1878 was a good year, 1879 and 1880 were both very bad, owing to the failure of the winter rains, and the short harvests combined with the drain of produce towards the seat of war raised prices to a famine pitch; wheat selling at 10 sérs per rupee. 1882 ushered in a period of agricultural prosperity, which lasted up to 1884, when another bad cycle set in which lasted up to 1888. This period was especially disastrous for Hafizabad, where owing to the more uncertain rainfall the fluctuations from prosperity to depression at least before the opening of the Chenab Canal have been more marked and rapid. In 1886 a suspension of the kharif demand amounting to Rs. 4,333 was granted to 48 villages in Wazirabad where the crops had been severely damaged by hail, but this was suddenly realised in May 1887, and the want of consideration shown caused some hardship.

In kharif 1885, Rs. 6,284-8-0 was suspended in 47 villages in Hafizabad, which had suffered most from the drought and fodder famine, and this was collected in kharif 1886 and kharif and rabi 1887.



15. The harvests from 1887 up to date, on the results of which the new assessments have been largely based, have been described in detail in the Assessment Reports.

Taking for each tahsíl the five years prior to the new assessment as an average cycle, the result of the analysis is as follows :—

<i>Kharif.</i>						
Gujránwála	...	2 average	...	2 below average	...	1 very bad.
Wazirabad	...	2 good	...	ditto	...	3 bad.
Háfizabad	...	2 good	...	1 fair	...	2 very bad.
<i>Rabi.</i>						
Gujránwála	...	2 average	...	2 excellent	...	one bad.
Wazirabad	...	1 bad	...	2 excellent	...	2 good.
Háfizabad	...	1 bad	...	3 excellent	...	1 very bad.

so that the kharif which is by far the most precarious crop, is successful two years out of five, while the rabi in Gujránwála and Wazirabad, where the winter rains are more certain and copious, is a good or an excellent crop in four years out of five, and in Háfizabad has been an excellent crop in three years out of five, bad or very bad in the remaining two years.

46. The land revenue appears to have been realised with regularity if not always without difficulty, and resort has rarely been made to measures more coercive than the ordinary warrant and an occasional distraint.

The average number of warrants issued within the last ten years and the highest and lowest numbers in any year are shown in the following table :—

	<i>Highest number.</i>	<i>Lowest number.</i>	<i>Average of decade.</i>
Gujránwála	693	63	404
Wazirabad	483	103	251
Háfizabad	807	25	420

I consider that the number of coercive processes, the issue of which varies rather with the policy of the Deputy Commissioner or Tahsildár, than with the nature of the harvest or the circumstances of the zamíndárs, is now of little value as indicating the pressure of assessment. The people understand that the assessment is something fixed and rigid, and even when the harvests fail, they have only too many facilities for raising money by pledging their credit or mortgaging their land. Thus in Háfizabad the least number of warrants, 25, was issued in 1891-92, one of the worst years on record.

Remissions and suspension.

47. The only suspensions of the demand since last settlement that I have been able to trace are—

- (1) The suspensions of Rs. 6,284-8-0 in kharif 1885 in 47 villages in Háfizabad on account of drought.
- (2) Rupees 4,333 in kharif 1886 in Wazirabad on account of hail-storms.
- (3) Rupees 1,592 in 12 villages of Gujránwála in 1877-78, owing to hail-storms.

While the only instances of remissions are—

- (1) Rupees 116 remitted in one village in Gujránwála in 1877-78.
- (2) Rupees 395 in villages in Wazirabad in rabi 1878.
- (3) Rupees 395 in three villages in Háfizabad in kharif 1891.

These were all on account of hail.

48. It must not however be assumed that these were the only cases in which action was called for. The remarks in paragraph 44 given in bad harvests. show that there has been since last settlement more than one period of acute agricultural distress, when the realisation of the full demand must have pressed heavily on the people. The traditional revenue policy in this district has however been that as most of the cultivation is protected by wells, the cultivation is fairly secure, and a fixed demand can be levied without reference to the character of the seasons. Nothing could be a greater mistake. The Bár circles in Gujránwála and Háfizabad, embracing one-third of the



whole area have till the opening of the canal been almost entirely dependent on the rainfall, any marked deficiency in which causes not only the land to remain unsown or the crops to fail, but what is still worse by reducing the supply of natural pasture, is apt to cause a serious loss of cattle. Even where well irrigation is highly developed a bad year contracts the area sown, and makes the maintenance of the well cattle a heavy tax on the crops.

If the new assessment is to work well, a more liberal and elastic policy must be pursued in the way of suspensions and remissions, to help the people in seasons of depression and difficulty.

49. An improvement in the working of the *takávi* system would much conduce to the same end. In paragraph 35 it has been pointed out that between the regular and revised settlements on the average over Rs 13,000 per year was advanced as *takávi*, while for the last 24 years only Rs. 84,000 has been advanced for wells, seed and bullocks, a yearly average of only Rs. 3,500. It appears that while elaborating and perfecting the machinery for these loans, we have lost sight of their primary object in the maze of statistical returns. In a district like this with over 12,000 wells, which are in continual need of renewal or repairs and which are being yearly supplemented by new ones, in nine cases out of ten constructed with money borrowed from the money-lenders at 18 to 30 per cent. interest, the field for a judicious distribution of *takávi* is very wide and from Rs. 20,000 to Rs. 30,000 per annum could be advanced with advantage to all parties. In the Jullundur district with 24,000 wells, the average annual advances for the last four years, for construction of wells alone, have been Rs. 60,000, and 10 per cent. of the wells now working have been sunk with money borrowed from Government; while in this district the average amount advanced for the last four years has been only Rs. 2,050, and of 2,300 wells constructed within the last 25 years, only 214 have been aided by *takávi* advances.

50. The most notable result of the revised settlement is the extraordinary extent to which transfers of land by sale or mortgage have taken place during its currency. It is a remarkable but at the same time easily explained fact that voluntary alienations of land, which were practically unknown in Sikh times when the ownership of land was rather a burden than a privilege, and during the currency of the summary and regular settlements when the State demand absorbed most of the profits of cultivation and the people were still in doubt as to our revenue policy, should have become general when the revised settlement, by leaving a considerable margin of profit to the owner, brought into prominence the advantages attaching to the possession of land. At last settlement less than 1 per cent. had been sold and about 1 per cent. was under mortgage. The extent of the alienations since then have been very fully gone into in the Assessment Reports. The leading facts are brought out in the following table:—

					ALIENATIONS.		Percentage of assessment.	Sale and mortgage money in lakhs.	SALES AND MORTGAGES.	
					Percentage sold and mortgaged.				Per cent. to money-lender.	
					Of total area.	Of cultivated area.				
Gujránwála...	{ Sales ...	...	...	...	10	14	15	8	60	
		Mortgages	...	...	8	13	15	6½	75	
	Total	...	...	...	18	27	30	14½	66	
Wazīratad ...	{ Sales ...	...	...	...	8.5	12	13	6	53	
		Mortgages	...	...	10.5	15	17.5	7½	75	
	Total	...	...	...	19	27	30.5	13½	63	
Háfizabad ...	{ Sales ...	...	...	...	9.5	10.5	12.5	5½	50	
		Mortgages	...	...	5.5	6.5	7	2½	60	
	Total	...	...	...	15	17	19.5	8½	54	
TOTAL DISTRICT.										
Sales	...	...	...	...	9.5	11.5	14	19½	53	
Mortgages	...	...	...	...	7	10	13	16½	69	
Total	...	...	...	...	16.5	21.5	27	36½	60	



From these figures it appears that 16·5 per cent. of the total area excluding Government waste, and 21·5 per cent. of the cultivated area, paying 27 per cent. of the assessment has within 24 years been alienated by sale or mortgage, the area sold being about 15 per cent. in excess of the area mortgaged. The worst feature in the statistics is that 53 per cent. of the sold area, and 69 per cent. of the mortgaged area, have passed into the hands of money-lenders who have thus got hold of 60 per cent. of the area alienated, and are now in possession of 13·5 per cent. of the cultivation, viz.,  $6\frac{1}{4}$  per cent. by sale,  $7\frac{1}{4}$  per cent. by mortgage.

51. The expropriation of the old owners has proceeded more rapidly in the two highly developed tahsils, Gujranwála and Wazírabad, where money-lenders are now in possession of 18 per cent. of the cultivation than in the backward Háfizabad tahsíl, where the proportion held by them is only 9 per cent.

Varying extent of alienations in the different tahsils.

The problem of agricultural indebtedness is all the more serious in the former two tahsils because the margin for expansion of cultivation is not considerable, while in Háfizabad it is for the present practically unlimited.

In passing orders on the assessment of the Gujranwála tahsíl, His Honor the Lieutenant-Governor regarded the extent of alienations so serious as to merit special enquiry by the Agricultural Indebtedness Commission, should it hold any sittings in this Province.

52. The worst feature of this tendency of the land to pass out of the hands of the old owners is that the process is becoming more rapid every year. The bad harvests of 1868-73 gave it the first impetus, but the area transferred in that period was only 2 per cent. of the whole. It continued to increase slowly but steadily up to 1884, when the era of bad years that then set in gave it an enormous stimulus, and in the 8 years 1885-93 no less than 14 per cent. of the cultivated area was alienated, viz., 7 per cent. sold and 7 per cent. mortgaged, the sale and mortgage money amounting to over 24 lakhs. There is at present no indication of any check or re-action, and unless something is done to restrict the expanding credit of the proprietary body or to save them from the usurer by a system of State loans, accompanied by a more liberal and elastic revenue policy than has prevailed in the past, the process of expropriation must continue to increase as the value of land rises, and the profits derived from and the consideration attached to its possession increase.

53. The enquiry into the influences which within the last 25 years have brought about this enormous alienation of landed property, is too wide and debateable a subject for discussion in this report. The matter has been treated at some length in the Assessment Reports, and the causes as there given may be here summarised. Apart from such special causes as bad harvests, or agricultural calamities, the main causes are two—

Causes of alienation.

I. More people are seeking to acquire land, owing to:—

- (a) The increased profits to be derived from it on account of the moderate standard of assessment introduced at last settlement and the high prices of produce since prevailing.
- (b) The increased consideration attached to its possession.
- (c) The great accumulation of money, formerly hoarded up, but now made available for investment, and the decrease of those local forms of investment, e.g., the carrying trade, which formerly absorbed surplus capital, so that all local capital now seeks the land, which is regarded as the safest and most permanent security.

A capitalist who will look for 12 per cent. on advance on the best personal security, will gladly invest in land even if the profits on his capital be only 4 per cent.



II. The old owners have more frequent occasions and greater facilities for parting with their land because—

- (a) The great expansion of credit which has taken place since last settlement owing to the moderation of the State demand, the higher prices of produce, and the consequent enhanced value of land, has discouraged thrift and encouraged them to extravagance.
- (b) Their expenditure and standard of living are based on the income of good years, and are not contracted to meet the exigencies of bad.

Formerly in bad years, a self-acting law compelled them to live on what was actually produced, as they had no credit to supplement it. Now they find it easier to borrow than to alter their scale of living.

- (c) Our inelastic revenue system does not assist them in meeting unforeseen losses, the collapse of a well, the loss of a pair of bullocks, and in such necessities they have to borrow at heavy interest.
- (d) For want of grazing grounds the zamíndárs of Gujránwála and Wazírabad do not breed their own cattle, and have therefore no reserve to draw upon when they lose their cattle in the frequent epidemics of cattle disease. This is the explanation of the greater embarrassment of the zamíndárs in these two tahsils, and of the comparative solvency of the Háfizabad zamíndárs, who have ample pasture, and are in a position to breed their own cattle.
- (e) Rents being as a rule fixed in cash or grain (*chikata*) and not varying according to the produce of each harvest (*batai*) the owners of mortgaged land, who are also generally the cultivators, often fall into arrears and these arrears go on accumulating against them at heavy compound interest from harvest to harvest, making it almost impossible for them to extricate themselves.
- (f) Mutual jealousies prevent them from resorting to one another for loans, and from transferring the land to relations, even when the latter are able and willing to take it.
- (g) They have no income of importance from any source but the land on which every burden is finally thrown.
- (h) Once they get into debt to the money-lenders, heavy interest, a short period of limitation, combined with ignorance on the part of the debtor, unscrupulous cunning on the part of the creditor, make it difficult for them to extricate themselves; while a rigid and complex system of Civil Law unsuited to the circumstances, unintelligible to the minds of the people, and administered in so far as it affects the great mass of the peasantry, in a narrow and technical spirit by a class chiefly drawn from the money-lending or capitalist class, who have little sympathy with the agriculturists, hastens the operation of the natural causes which tend towards alienation.

54. As an example of the manner in which the Civil Law affects the question of agricultural indebtedness, I may instance the working of the *bae-bil wafa* or foreclosure clauses in Regulation XVII of 1806.

Operation of our legal system in hastening alienation.

In part of the Gujránwála and over all the Háfizabad tahsíl, where cultivation is precarious and the profits of land low, the practice has been for the money-lender to secure his loan not by making the debtor execute a mortgage with possession in his favour but by hypothecating the land for the principal and the annual interest, possession remaining with the debtor. To this agreement a clause is added, of the existence or at least of the effect of which I believe the debtor is often ignorant, that unless the whole debt with arrears of



interest, &c., is discharged in one particular year, the mortgagee shall be entitled to foreclose and the conditional sale shall be made absolute. The debtor thus after a few years in which he has made little or no progress to clear himself finds himself called upon by a notice issued under the Regulation to pay up at once the whole debt swelled with the accumulation of compound interest, and before he realises his position or can do anything to extricate himself, he finds his property has passed out of his hands to discharge a debt which is often quite insignificant as compared with the value of the property. In this way the money-lenders of the Háfizabad tahsíl have acquired enormous areas for a nominal price. An alien point of law borrowed from the Muhammadan Code in which it was applied only for the pawning of moveables, furnishes the basis of this system, our technical procedure supplies the machinery. Both are foreign to the ideas of the people, unintelligible to their minds, and the result of their combined action is to whittle away rights of property in land before the owners understand their position.

The people as a rule frankly admit that it is not the pressure of the Government demand which is the cause of their embarrassments, though its rigid enforcement in bad years may in the past now and then have aggravated them. As bearing on this question, the fact is significant that in Háfizabad, where the harvests are more precarious, rents lower, the profits of land less and the assessment relatively higher, the proportion of land alienated to money-lenders is only one-half that of the other two tahsíls where agriculture is more secure, rents higher, the profits of land increasing and the pitch of assessment in the past has been more lenient.

54a. The results of the alienations of land to outsiders would be more serious were it not for the large size of the holdings over all and the large margin for expansion of cultivation over the greater part of the district. The following table shows for each tahsíl the average total area, cultivated area and revenue paid per owner at former and present settlements :—

Settlement.	TOTAL AREA PER OWNER.			CULTIVATED AREA PER OWNER.			REVENUE IN RUPEES PER OWNER.		
	Gujránwála.	Wazirabad.	Háfizabad.	Gujránwála.	Wazirabad.	Háfizabad.	Gujránwála.	Wazirabad.	Háfizabad.
Regular ... ..	37	31	80	14.5	13	13	16	17	14
Revised 1867-68 ... ..	36	23	65	18	14	13	16	18	13
Present 1889-93 ... ..	29	22	43	17	12	16	19	17	16

These figures compare favorably with those of any district in the Central Punjab, except perhaps Lahore, and show that the population dependent on the soil is not increasing more rapidly than the means of subsistence. In fact in the Háfizabad tahsíl cultivation is extending much more rapidly than population.



## CHAPTER III.

### SURVEY AND RECORDS.

55. The general instructions as regards the lines on which the revision of the record, and the re-assessment of this and the adjoining districts were to be conducted are contained in Revenue Circular No. 30, as issued in 1838 and amended in 1892; and in the Proceedings of a Conference of Punjab Revenue officials, presided over by Sir E. C. Buck, Secretary to the Government of India in the Revenue and Agricultural Department, the result of which is summed up in Punjab Government letter No. 275 S., dated 22nd September 1887, to Secretary to Government of India. The bearing of these instructions on the question of assessment will be discussed in the following chapter. The subjects here treated of are the survey and the revision of the record :—

56. The basis of the system was the principle laid down by Colonel Wace as Financial Commissioner, *viz.*:—

- (1) that all operations of the nature of the revision of the record and new survey be confined strictly to what is absolutely necessary, the Settlement Officers being encouraged to obtain their assessment *data* from the ordinary jamabandi and girdawari papers;
- (2) that the patwáris annual record as improved by the changed methods of record and registration introduced in 1885, and carefully brought up to date, should take the place of the old settlement record, on the preparation of which a large and expensive special establishment was for years employed in the old settlements;
- (3) that the Village Note-book statements abstracted from this annual record by the patwári, were to take the place of the elaborate statistical returns formerly prepared for assessment purposes;
- (4) that consequently no special revision of the records as distinct from the supervision and correction required by the Patwári Rules of 1885 was necessary; and
- (5) that re-assessment operations should therefore be carried out in a short time and with the aid of a small special establishment.

Method of survey prescribed.  
Secretary to Financial Commissioner's No. 750, dated 21st December 1888, to Commissioner, Ráwal-pindi.

56a. In pursuance of this principle only a re-assessment of the land-revenue, not a revision of the record was originally gazetted and the Settlement Officers of this Division were instructed—"that it was the settled policy of Government—

- (I). To avoid the preparation of new maps as far as possible, that is to say, to make new maps only in those cases in which there is an adequate necessity for them.
- (II). To test carefully maps which it is proposed to retain and correct them up to date ;"

and as examples of cases coming under (1) in which alone re-measurement was *primá facie* to be considered necessary were instanced—

- (a). Villages directly exposed to river action.
- (b). Villages, the conditions of which have been materially altered by a recent extension of canal-irrigation, or which are likely to receive canal-irrigation at an early date.



(c). Villages established in whole or greater part since last settlement.

In all other estates revision of the old maps was to be the rule, re-measurements the exception, justified only when the old maps were so obsolete or inaccurate as to be unfit to be utilised for record as well as for re-assessment purposes.

57. The special establishment sanctioned originally was on a scale suited to this limited definition of settlement operations. Two Settlement Tahsildárs in tahsils Gujránwála and Háfizabad, and an Extra Tahsildár in the small Wazirabad tahsil were to conduct the settlement operations under the supervision of the Settlement Officer and Settlement Extra Assistant Commissioner. These officials worked independently of the District Tahsildárs, who however were allotted a small circle embracing two or three kánungos' charges near the tahsil head-quarters. No Deputy Superintendents were sanctioned, and the Settlement Kánungo establishment from first to last has consisted of only 25 Field and 11 Office Kánungos.

With such a small establishment it was obviously impossible to carry out re-measurements on the square system on any large scale, and starting with the assumption that revision of the old maps was to be the rule, re-measurements the exception, and finding that the old maps in the Gujránwála and Wazirabad tahsils were as a rule fairly accurate, and could by revision be adopted for record and re-assessment purposes, I decided in the first instance that re-measurement would be required in only from 25 to 30 per cent. of the estates in Gujránwála tahsil—where there are no villages irrigated from the canal or subject to di-alluvion; in one-third of the Wazirabad estates—where canal-irrigation had recently been introduced and there is a riverain circle;—and in about two-thirds of the estates in Háfizabad where there had been a great revolution in agricultural conditions owing to the extension of cultivation and the opening of the Chenáb Canal, and where the old maps were as a rule inaccurate and out of date.

58. The instructions quoted above to some extent left out of consideration the fact that the field survey must not only be accurate enough for revenue purposes, but must also satisfy the requirements of the Survey Department, and that for this purpose it was necessary that the maps of adjoining villages should dovetail together, and that the distances between trijunction points in contiguous maps should coincide.

This introduced an additional factor into the question whether revision or re-measurement was required in any particular estate.

Accordingly detailed instructions as to the tests to be applied before revision of the old map or re-measurement was decided on, were issued with Financial Commissioner's Circular letter No. 1676, dated 14th March 1890, and Settlement Officers were called upon to report the manner in which they proposed to give effect to these instructions.

59. In my letter No. 189, dated 20th May 1890, I proposed that for *re-assessment* purposes it was necessary to re-measure—

- (1) Riverain and canal-irrigated villages and villages likely soon to receive canal-irrigation.
- (2) Where the extension of cultivation since preparation of the existing map exceeded 30 per cent.
- (3) Where the system of agriculture had been materially affected by subdivision of holdings, partition of common lands, &c.
- (4) Where personal test by the Tahsildár, Extra Assistant Commissioner, or myself had revealed serious inaccuracies in the existing map.

In other cases the old map was to be revised subject to the condition that it satisfied the requirements of the Survey Department.



The tests which I proposed to adopt for this latter object were—

- (1) To compare the distances from trijunction to trijunction as scaled from the old map, with the distances given in the traverse data supplied to me early in 1890, by the Survey Department, the check being carried out in the manner prescribed in Revenue Circular No. 28, paras. 40 and 41.
- (2) Similarly in cases of doubt to compare the distance between any fixed points in the estate as ascertained from the professional survey maps of 1852-53 (scale 4 inches per mile) with the distance between the same points as scaled from last settlement maps—scale 16 inches per mile. In case of any difference exceeding 5 per cent. the settlement map was presumed to be wrong, or at least to require careful testing with the chain on the spot.
- (3) To compare the total perimeter of the estate, i.e., the sum of the distances between the trijunctions as given by the traverse data, and as scaled from the settlement map. This test was sometimes of use as discrepancies were now and then found to arise between individual trijunctions, owing to the shifting of a boundary pillar or its being overlooked when the traverse was carried out, while the total result agreed. A difference exceeding 2 per cent. in the total or 10 per cent. in any one case was held to justify re-measurement.
- (4) In addition to the above tests which were carried out in my office, the settlement maps were subjected to a further test in the fields. This was done by running a series of lines across the estate from one permanent fixed point to another, e.g., from well to well, ascertaining the distance by chaining, comparing this distance with that given on the settlement map by scaling, noting the variations as in (1) and checking with the chain the linear measurements and cuttings of the intermediate fields. In cases of difference exceeding 2 per cent. between the fixed points—which were to be at a distance of at least 300 yards—or of 10 per cent. in the boundaries of individual fields, the old map was held not to be accurate enough for the purposes of the Survey Department and re-measurement was ordered.

This last test was found the most useful of all. Tests (1), (2) and (3) were sufficient to determine the correctness of the boundary, but test (4) enabled us to determine whether the interior measurements were correct, the plotting exact and the map according to scale.

Modifications ordered by the Financial Commissioner.  
Secretary, Financial Commissioner's  
No. 6712, dated 25th October 1890.

60. These proposals were approved by the Financial Commissioners and prescribed for adoption in this district, Gujrat and Siolkot, with the following additions and modifications:—

(1). "That in order to secure that the maps should be capable of being fitted together with no greater differences than would practically disappear when they were reduced to the scale of 1 inch to the mile, the boundaries of adjoining villages should further be compared by starting from a trijunction and tracing off all the boundaries that radiate from it as far as the next trijunction on each (map), showing each boundary as it is in the two maps concerned in different colours.

(2). "That a variation of 10 per cent. in the tie line might mean serious error, unless the distance was so small that the error would disappear on reduction so that it was hardly safe to fix an arithmetical limit to the error which would be accepted, but that the limit of error allowable in any one line might be fixed at 5 per cent. unless the line was a very short one."

61. In pursuance of these instructions the above tests, which though they take long to describe could in practice be speedily applied, were put in force for each estate in which revision was *prima facie* possible. If it stood these tests revision was ordered otherwise re-measurement; but for every village in which the old maps were revised a file was prepared showing the application of these tests, and this has been filed with the revised map for future reference, if necessary.



62. The effect of these orders was to largely increase the number of villages in which new measurements were necessary.

The extent of revision and re-measurement in each tahsíl is shown in the following table, which does not include the figures for Government lands in Tahsíl Háfizabad :—

Tahsíl.	REVISED MEASUREMENTS.				NEW MEASUREMENTS.				TOTAL.			
	Number of estates.	Number of old fields.	Number of new fields.	Area.	Number of estates.	Number of old fields.	Number of new fields.	Area.	Number of estates.	Number of old fields.	Number of new fields.	Area.
Gujránwála	195	185,439	132,433	173,724	260	283,622	200,013	310,235	455	469,061	332,446	483,959
Wazírabad	162	229,017	136,744	155,518	104	127,020	77,130	132,716	266	356,037	213,874	288,234
Háfizabad ...	30	23,077	13,586	35,720	482	384,099	284,440	832,373	512	407,176	298,026	868,093
Total ...	387	437,533	282,763	364,962	846	794,741	561,583	12,75,324	1,233	1,232,274	8,44,336	1,640,286

From this it will be seen that in 31 per cent. of the estates and 22 per cent. of the area the old maps were revised, and that practically all of Háfizabad was re-measured. The outturn of work in revision was almost double that of re-measurement, but taking into account the time spent in testing the old map, making a pencil tracing of it as a basis for revision, the difference was small, and was in my opinion hardly worth the sacrifice of the greater accuracy secured by re-measurement.

62a. These modifications of the system of field survey necessitated a larger survey and supervising establishment than was originally sanctioned, and I asked for 10 additional Field Kánúngos and 4 Deputy Superintendents. Measurements had practically been completed before any steps were taken to supply the additional kánúngos and I cancelled the application. One Deputy Superintendent was supplied in October 1890, and the number was increased to 5 in the hot weather of 1891.

The grant for temporary establishment was only Rs. 3,600 in 1889-90, but as it was impossible to carry out the survey of over 2,500 square miles with the ordinary establishment of 253 patwáris, I applied for and received sanction to a grant of Rs. 10,000 per annum for the next three years, which was reduced to Rs. 6,000 in the last year of settlement, 1893-94. Most of this grant for the year 1890-91 and 1891-92 was utilised for the payment of *Amíns* or *Shajra Káshes* who helped in the field survey either as separate parties or conjointly with the patwáris.

63. Re-assessment operations were gazetted on 3rd November 1888 and Mr. Maude joined the district as Settlement Officer on the same date, but the establishment was not completed till August 1889, and Mr. Maude left the district on deputation to the Secretariat in June. When I succeeded him as Settlement Officer in September 1889, little had been done towards starting operations beyond ascertaining the qualifications of the patwáris, and preparing a detailed *jamabandi*.

The first thing to do was to train the patwáris in the system of re-measurements on the square system, as laid down in the Mensuration Manual, and in the methods of testing and revising the old maps as above described. At the same time their general knowledge of the rules and their working was tested by examination.

There were no Hindi writers amongst them, but many of the patwáris were old men who had held on since the first settlement, and though they were able to get along under the old system, were unable or unwilling to come up to the standard of work now required. If after six months' trial it was found that a man was unable to learn how to re-measure on the square system or revise the



old maps correctly he was retired with or without a gratuity according to his previous record, but a son or other relative, if qualified, or likely to qualify himself, was appointed in his place. Ignorance of the rules or incapacity to work them caused the retirement of many more, and cases of corruption or dishonesty, especially in the Háfizabád tahsíl, where the agriculturalists are very ignorant and the patwáris—owing to insufficient supervision in the past and to their being largely recruited from a clique of Khatrís in Háfizabad town—had got too much power into their hands, led to the dismissal of a considerable number.

Change in the Patwári and Kánúngo establishment.

63a. The following table shows the change made in the Patwáris' establishment from the above causes during the settlement :—

Tahsíl.	Total number.	Retired for inefficiency without gratuity.	Retired with gratuity.	Dismissed for dishonesty or misconduct.	Total retired or dismissed.	NEWLY APPOINTED	
						Agriculturists.	Non-agriculturists.
Gujránwála ...	99	39	8	5	52	11	41
Wazírábád ...	60	18	6	11	35	17	18
Háfizabád ...	94	37	10	7	54	8	46
Total ...	253	94	24	23	141	36	105

Two of the kánúngos on the District Staff were dismissed during settlement for inefficiency or dishonesty, and one Deputy Superintendent was dismissed for gross misconduct, but on appeal was reinstated as kánúngo. At the beginning of settlement the patwáris were almost to a man non-agriculturists, and mainly connected with the money-lending interest. As vacancies occurred, I endeavoured to break down rings and cliques by introducing a leaven of the zamíndári element. In this I was successful in the Wazírábád tahsíl, where the leading zaildárs and chaudhrís were eager to have their sons and other relatives nominated to these posts, and in the whole district no less than 36 men of the zamíndár class were appointed patwáris during settlement. This innovation was looked upon by the Khatrís, Arorís and Ulmás who had hitherto monopolised these appointments, as well as the Kánúngoships and most of the posts in the District Office, as an encroachment on their monopoly, and the Tahsildárs and Deputy Superintendents were at first apt to be too critical of the new men. It will therefore be necessary for District Officers hereafter to watch carefully future appointments, and see that things do not revert to their old groove.

64. Training in survey work was begun in November 1869, and in February 1890 measurements were started all over the district. The progress at first was slow. In the second quarter of 1890 only 28,463 acres were newly measured, and 23,759 acres revised. Gradually however as the patwáris became accustomed to the work and were aided in the heavier circles by temporary establishment, the outturn of work increased. In Wazírábád the area re-measured was about 45 per cent. of the whole and nearly all the work of re-measurement and revising the old maps was done by the patwáris who were found much more capable here than in the rest of the district. Survey work was finished in October 1891. In Gujránwála the work was heavier, the circles larger, the patwáris less efficient, and the proportion re-measured was 65 per cent. Two-thirds of the work was done by the patwáris, one-third by temporary establishment, and the survey was completed in January 1892. In Háfizabad the average area per patwári is nearly 10,000 acres, nearly all of which was re-measured, and as the patwáris of the tahsíl, even after a great deal of weeding out, were as a body by no means efficient, they had to be largely supplemented by temporary establishment who measured over half of the area. The survey was finished in April 1892. So



that the field survey of the whole district covering in round numbers 850,000 fields and 1,640,000 acres took only  $2\frac{1}{4}$  years.

It is obvious that the system so strongly insisted upon by the late Colonel Waco that the patwáris alone and unaided should do the field survey and prepare the records of his entire circle was largely departed from in Gujránwála and Háfizabad. I think, however, this departure was justified by the fact that the employment of the temporary establishment in survey work has enabled us to complete settlement operations and introduce the new assessments a year earlier than would have been possible had the patwáris no such assistance.

Care has been taken that the patwáris should not shirk this part of their work. Even in Gujránwála and Háfizabad every patwári has been made to survey a large part, in most cases the greater part of his circle and the new records have been prepared almost entirely by the patwáris.

The actual cost of the survey was Rs. 51,655 or Rs. 20 per square mile against Rs. 32-8-0 in Amritsar and Rs. 26 in Gurdáspur. The larger size of the fields averaging nearly 2 acres is the chief cause of the difference in favour of this district.

65. Some reference may here be made to the system on which the new records have been prepared. Originally only a re-assessment of land revenue without any revision of the record of rights was contemplated, and as explained in para. 62 the establishment was limited accordingly. It subsequently became evident that to enable certain documents forming part of the standing records, *e. g.*, the preliminary proceeding (Land Revenue Rule 205 (ii)) and statements of customs or *wájib-ul-arz* (Rule 203) to be prepared, and to give the other documents included in the record a presumption of correctness under Section 44, Land Revenue Act, it was necessary to authorise a special revision of the record of rights.

66. This was gazetted in Punjab Government Notification No. 342, dated 25th May 1891, and the Financial Commissioner in his Circular No. 26, dated 18th May 1891, directed that the "standing records" prepared under Section 31, Land Revenue Act, should include the following documents:—

- (a). The preliminary proceeding prescribed in Land Revenue Rule 205.
- (b). Genealogical tree (Land Revenue Rule 70).
- (c). Detailed jamábandi (Land Revenue Rule 57) with copies of—
  - (i) Register showing yearly total of transfers (Land Revenue Rule 50);
  - (ii) Yearly register of area (Land Revenue Rule 60);
  - (iii) Yearly revenue account (Land Revenue Rule 60);
  - (iv) List of revenue assignments and pension (Land Revenue Rule 60);
  - (v) Statement of rights in wells (Land Revenue Rule 78);
  - (vi) Statement of rights in irrigation, if any (Land Revenue Rule 84);
- (d). Order of Collector determining the assessment (Land Revenue Act, Section 51), and order of higher authority, if any, modifying the same.
- (e). Order of the Collector distributing the assessment over buildings (Land Revenue Act, Section 56 (1)).
- (f). Statement of customs respecting right and liabilities in the estate (Land Revenue Act, Section 32 (1) (b)).
- (g). List of village cesses (Land Revenue Rule 207).
- (h). Field map (Land Revenue Act, Section 32 (2) (c)).



All of the above documents have been prepared for each estate except (1) statement of rights in irrigation, the preparation of which could not be undertaken as canal irrigation is of recent introduction, and no rules or customs regarding it have yet been formulated, (2) the list of village cesses, the preparation of which has been left to the discretion of Settlement Officers by Financial Commissioner's Circular letter No. 5177, dated 18th August 1892. Accordingly the statement has been included, but gives merely a reference to the section of the statement of customs (*wājib-ul-arz*) where the custom as regards the levy of such dues, *dharat*, *thūnapatī*, &c., is recited.

A brief reference to the contents of each of these documents and the method in which they were prepared may conveniently be made here.

Contents of the documents in the standing records.

67. The preliminary proceeding sets forth the authority under which the record was prepared and the assessment made, the documents comprised in it (an index of which is prefixed to the proceeding), the date of commencement and completion of the record. The former has been taken as the date of beginning measurements, the latter as the date of filing the record in the District Office.

Preliminary proceeding (*rokkār dastāwiz*).

68. The former genealogical tree in addition to showing the descent of the owners from the founder of the village, and the division into *tarafs*, *pathis*, with the area and wells held, revenue paid by each, and the measure of right, also gave a short account of the estate as regards—

Genealogical tree (*shajra-nash*).

- (1) foundation and origin of proprietary rights;
- (2) division into *taraf* and *pathis*, common land, its profits, method of partition, &c.;
- (3) rules as regards transfer and inheritance of property;
- (4) former and present assessments, method of distribution, &c.;
- (3) has now been omitted as foreign to the subject, and the reference to the common land has been omitted from (2) as it is provided for in the administration paper.

The remaining entries have been brought up to date and continued in so far as relevant to the history and constitution of the estate. The statement ends with a remark as to the form of tenure obtaining, which has been fixed with reference to the method of distribution now accepted. Though the Patwari Rules lay down that the descent of owners need not be traced back beyond the fourth generation, I have thought it advisable to trace it back as far as shown in the former genealogical tree which, as a rule, goes back to the founder of the village. This will be useful for reference in case of disputed successions, claims to *lambardāri*, &c., in which it is often of importance to trace consanguinity beyond the fourth generation.

69. The detailed *jamābandī* is the document of paramount importance, on the accuracy of which the successful working of the settlement, the correct distribution of the assessment, the prevention of future disputes as regards rights in property, and their easy determination should they arise, so largely depends. No pains were spared to make this document a clear and accurate record of facts up to date. In the first year of settlement, 1889, a preliminary detailed *jamābandī* was prepared for the whole district to show how things stood, and in what respects, correction, omission or amplification was most required. This record and the record of last settlement were made the basis of the *khatauni* entries at the beginning of measurement, and all variations between the recorded ownership and possession, between shares as recorded and as claimed, all changes of ownership and cultivating occupancy due to transfers, death, &c., ascertained during measurements were entered up in the Mutation Register, and orders as regards the amended entry to be made were passed at or before the final attestation (*tosdik akhīr*) of

Detailed *jamābandī*.



the *khatauni* and holding slips. In 1890 detailed *jamābandīs* were prepared in Wazirābad and Hāfizabad only for estates of which the survey had been completed, viz. :—

Wazirābad ...	...	...	...	...	...	48
Hāfizabad ...	...	...	...	...	...	32

but in Gujranwāla for the whole tahsīl to furnish data for the new assessments. In 1891 measurements were completed in all of Wazirābad and most of Gujranwāla and Hāfizabad and detailed *jamābandīs* were prepared for all the Wazirābad villages, 81 out of 455 villages in Gujranwāla, 96 out of 514 villages in Hāfizabad. These were based on the measurement *khataunis*, but incorporated all changes ascertained to have occurred after measurements.

70. It was at first intended to include these detailed *jamābandīs* in the standing record, and they were therefore subjected to a very detailed and searching scrutiny by the Deputy Superintendents, Tahsildārs, Extra Assistant Commissioner, and myself.

This checking brought to light a considerable number of errors or omissions as regards (1) mutations pending, or disposed of, but not in time for incorporation, (2) entries regarding revenue-free holdings which had not been amended according to the most recent orders for resumption or maintenance, (3) discrepancies in shares or in the area of holdings, (4) imperfect entries as regards rights in wells requiring clearer definition, (5) erroneous reference to the old field numbers, (6) ambiguous recording of mortgaged shares, &c., &c, which made it seem advisable to prepare a new detailed *jamābandī* in Gujranwāla and Wazirābad for the year 1891-92 in which the above errors should be corrected and the facts brought up to date, so as to cover the agricultural year Kharif 1891, Rabi 1892. An additional necessity for such record was that the assessments of these two tahsils were announced in the autumn of 1892 and took effect from Kharif 1892. It was essential for a correct and successful distribution of the revenue that it should be based on a record which was exact and included all changes up to date, otherwise variation between the *bāchh* and *jamābandi* would be inevitable and would lead to much confusion.

71. Accordingly in the autumn of 1892 a second detailed *jamābandī* was prepared for these two tahsils incorporating all changes up to date; and showing the old demand for the year 1891-92. This was used as the basis for the *bāchh* with the general consent of the revenue payers, and by this means we avoided all disputes about assessment of land cultivated at measurements, but since gone out of cultivation; wells working at measurements, but since fallen in; holdings held by one owner at measurements, but since transferred, which would have arisen if we had worked on a *jamābandi* based on measurements completed in some cases  $2\frac{1}{2}$  years before, and not amended so as to include subsequent changes. The best test of the accuracy of the *jamābandi* was the *bāchh* proceedings. Had there been many serious inaccuracies as to shares or possession, for instance, had many cases been allowed to pass in which one shareholder was recorded as owner and liable for the revenue, while another man was in possession and enjoying the profits, the result would have shown itself in a large number of objections to the *bāchh*. All such cases however were carefully cleared up and decided before the *jamābandi* of 1892 was prepared, and in all there were only 21 objections of the above nature.

72. In Hāfizabad survey work was much protracted by the great area to be covered, and by the numerous disputes as to possession and property which arose during its progress. Out of 514 estates in 1890, *jamābandīs* were prepared only for 32, in 1891 for 96. In 1892 all the establishment was engaged in completing measurements and in checking the measurement and mutation work and no *jamābandīs* were prepared. Both record and assessment work were complicated in this tahsīl by the completion of the Chenāb Canal as a perennial work during settlement operations in January 1892, and the consequent great expansion of cultivation. In the year 1892-93 nearly 30,000 acres of new land were broken up—chiefly on the canal, and though survey work had been completed in April 1892.



it was deemed advisable to bring this land under assessment. A careful supplementary survey was therefore made at the *rabi girdawari* of 1893, the results of which were included in the field book and field map, and incorporated in the *jamābandi* of 1893, which has been used as the basis of the village assessments and of the distribution proceedings. This *jamābandi* is therefore a complete record of all facts and statistics up to date, and as a semi-fluctuating system of assessment has been sanctioned for the Háfizabad tahsíl, so as to cover all future changes due to the canal, the advantage of having a reliable starting point as a basis for calculation of future fluctuations is obvious.

73. The labour involved in the preparation of a correct record for the district generally and especially for Háfizabad was very heavy. The record of last settlement was often erroneous or imperfect. Rights in land in the more backward tracts were then of little value, and the people took no trouble to have them correctly ascertained and accurately recorded.

73a. At the beginning of settlement no less than 2,609 owners were entered in the settlement record but shown as "out of possession" (*ghair kábiz*) or absent (*ghair házir*); of these no less than 1,749 have been recorded as "absent" or "out of possession," since the regular settlement of 1854-56, and many of them I have been credibly informed, were killed at Chilliánwála or Gujráat. Where one body of owners held two or more adjoining villages—a very frequent circumstance in Háfizabad, some of them were recorded as "in possession" in one village, "out of possession" in the next, or as "present" in one village, and as "absent" in the rest. The annual records continued and stereotyped these entries, and as long as land continued to have little value the parties affected took no steps to assert or revive their dormant rights. The enhanced value given to land generally by the high prices of produce, and in the Háfizabad tahsíl by the opening of the Chenáb Canal, has led hundreds of these absentees to come forward within the last five or six years to claim reinstatement. They usually at first applied to the Settlement officials to have mutation effected in their favour. Such applications are generally based on the proviso made in the absentees' files prepared at last settlement, in which the man in possession promises to restore the property on the return of the "absentee" either subject to or without going into the profit and loss account. In some cases the parties in possession agreed to relinquish all or part of the holding to the hereditary but dispossessed owners, but in the great majority of cases we had to refer them to a regular suit. A general movement to civil litigation has been the result. The Civil Courts, at least of first instance, have dealt and are dealing with such suits in a rather confusing and inconsistent way. In one village the Court relying on the engagement recorded at last settlement passes a decree for recovery of possession in favour of the "absentee," on the strength of which the parties in possession in other cases in the same or adjoining villages hasten to compromise with the "absentee" claimants, giving up a portion (greater or less according to the circumstances of the case) of the area claimed. In the next village another tribunal holds that the claim is barred by limitation, or that the "absentees'" rights have been extinguished by adverse possession or relinquished by abandonment, and this leads those in possession to refuse any concession to the "absentee" claimants. The decisions are most conflicting and guided by no principle. It is simply a toss up which party wins. Hence a gambling spirit, ruinous litigation, the minds of the people upset and false expectations aroused.

74. As the Land Revenue Act and the rules thereunder appeared to contain no provision which would be properly applied to such cases of "absentees," and as it seemed inadvisable to give a false complexion to the records by perpetuating the entry of rights of which the nominal owners were not in possession, I proposed—

- (1) That persons recorded as "absentees" at the regular settlement and not since heard of might legally be presumed to have died, and their names should be struck out without further enquiry, their



heirs, if any, being left to sue for re-entry if they had any claims.

- (2) That as regards persons recorded as "absentees" at the revised settlement or subsequent to it, an entry should be made in the mutation register setting forth the facts as to length and cause of absence, possibility of return, present whereabouts if known, &c., &c.; that an opportunity should be given to each "absentee" or his heirs to appear; in case he appeared and resumed or regained possession of his share within a certain time—say six months—he should be shown as "present" and in possession of his share; if he failed to recover his share by consent or by legal proceedings his name to be struck out and those in possession entered as owners; if he failed to appear and it was proved that he had not been heard of for at least seven years, his name to be similarly struck out.

75. This proposal did not commend itself to the Financial Commissioner who dealt with the question by the addition of para. 27A to Revenue Circular 28 (Volume I, para. 138), the purport of which is that "all questions regarding the exclusion of absent rightholders from the record of rights must be dealt with strictly in accordance with Section 37, Act XVII of 1887. These provisions are not in any way affected or relaxed by the provisions of Sections 107—108 of the Evidence Act or by those of the Law of Limitation. Thus no lapse of time, however long, will of itself justify the removal of the name of an absentee from the record." As direct proof of the death of an absentee or of his relinquishment of his share or holding was rarely forthcoming, the result of these orders was that the names of absentees have, as a rule, been continued unchanged except in cases where the amendment of the entry was justified or rendered necessary by the decisions of a Civil Court.

76. Another difficulty in the preparation of a correct record in the district generally and especially in Hāfizabad was the wide variation between property and possession, and the discrepancy between shares and possession, or between possession according to the old measurements and the areas as now ascertained. Numberless cases came to light in which one man was recorded as owner and responsible for the revenue, while another was in cultivating possession. Sometimes this was the result of a private exchange made for convenience of cultivation and the ownership entries were amended accordingly; sometimes it was the result of an error in the old record which was now cleared up, possession if *bonâ fide* and of long standing being taken as the basis of the entry of ownership; sometimes there was a genuine dispute as to the property and right of cultivation, and this was settled, where possible, by an amicable arrangement between the parties, a reference to the Civil Courts being suggested only in the best resort. Differences between shares and possession, and considerable discrepancies between the old and the new areas were more difficult of arrangement. Such differences were generally due to erroneous measurements at last settlement or in subsequent partition proceedings. Thus, in the Bār and Adjoining Bār of Hāfizabad tahsīl, where the measurements both at settlement and at partition were generally loose and rough, owing to most of the land having then been uncultivated, cases would often arise where two shareholders A. and B. with equal shares had partitioned and received equal areas of, say, 100 acres each at partition. The more careful survey now made would show that A. held only 70 and B. 120 acres. A. at once applied to have the defect of area made good, B. urged that his possession could not be disturbed and that each shareholder was responsible for any increase or decrease due to the new survey. The above is a comparatively simple case, and it was generally found possible to make the parties come to an agreement without going to law. A more complicated case was where the common land of a village had been partitioned, and the new measurements showed that several shareholders had received much more than their share, while others had received much less. The difficulty was generally met when there was still some common land available



by allotting part of it to make good the deficiency in area, and all the shareholders generally agreed to this. Where there was no common land to draw upon, or the parties refused to come to any compromise, they were referred to a civil suit. A notable instance of this kind is that of Mánanwála, the total area of which, 23,000 acres, was partitioned in equal shares among four *tarafs* at last settlement. In the *jamábandi*, prepared before measurements, each *taraf* was shown as holding an equal area, but the new field survey showed one *taraf* to be in possession of over 7,000 and another as holding less than 5,000 acres, though their shares were originally equal.

Hundreds of cases of the above nature in the Háfizabad tahsíl have been dealt with in the past year, and if the result has been to save the parties from recourse to the tedious and expensive machinery of the Civil Court which are rarely in a position to deal with them satisfactorily, and hardly ever take the initiative in effecting a compromise between the parties, the time and labour spent on them will not have been in vain.

77. I think I may claim for the *jamábandi* generally a high degree of completeness and accuracy. The conjunction of the old and new field numbers will facilitate reference to the record of last settlement and the annual records, while any amendments or alterations of the latter are explained by the mutation sheets which are generally bound up with the *jamábandi*, or when very numerous in a separate volume. Property in nearly all of the uplands of the district is measured by shares in wells, *i.e.*, a share in the well building and well-water accompanied by an almost invariably corresponding share in the well area. In column 7 of the *jamábandi*, therefore, not only has the name of the well been shown but also the share in it attached to each holding. This will be found convenient when questions regarding the rent of the well and the shares in the area or irrigation arise. Again, where protective leases for wells have been granted, a note of the date and harvest from which the concession begins and ends, of its amount and the area covered by it, has been made in the remarks column of the *jamábandi*. Of course these particulars are given in the "statement of rights in wells," but this is a quadrennial statement, and the noting of the facts briefly in the *jamábandi* is a safeguard against their being left out of sight.

78. Jágírs and revenue-free grants in this district are very numerous and important covering 19·5 per cent. of the total assessment.

Where a whole village or fractional part of it or a fixed sum from the assessment is held in jágír, the fact has been noted on the first page of the *jamábandi*, with a reference to the original order sanctioning the grant, and the order for its continuance now passed at re-assessment after verification of the authority, the amount, and the shares. As regards petty grants a similar entry has been made in the column of remarks. This will secure that the annual *jamábandi* which under the old system was often misleading or incomplete in these particulars shall in future be complete and accurate. The system followed as regards tenancy entries will be alluded to in the chapter on the Landlord and Tenant.

Statements attached to the *jamábandis*.

79. Of the statements attached to the *jamábandi* the only ones needing explanation are the following:—

All the mutation sheets whether copies from the patwáris' register, or the original forms, as required by the present rules, containing orders for variation or amendment of the entries in the last *jamábandi*, whether prepared prior to or during the settlement, have been bound up with the *jamábandi*, or in a separate volume where very numerous. The mutation work though light as compared with such highly developed and minutely subdivided districts as Amritsar and Gurdáspur, was very heavy for the limited staff of attesting officers. The following table gives details for tahsíl from the beginning to the close of settlement, *i.e.*, in Gujránwála and Wazirabad up to 1st July 1893, in Háfizabad up to 1st April 1894:—

(1) Yearly total of transfer.



Year.	Tahsil.	PARTITIONS.		Inheritances.	Gifts and exchanges.	Mortgages.	Redemptions.	Sales.	Miscellaneous.	Total.	REMARKS.
		Private.	By Court.								
1888-89 ...	Gujránwála ...	82	23	1,205	132	952	252	523	...	3,169	The column "miscellaneous" represents the cases entered up by the Revenue establishment of their own motion to correct errors in the former record, reconcile differences of area, define shares and possession, &c., &c., and the figures show the magnitude of this branch of the work.
	Wazírabad ...	35	30	699	50	604	199	260	...	1,877	
	Háfizabad ...	181	88	1,172	148	144	47	134	...	1,914	
1889-90 ...	Gujránwála ...	174	44	808	132	453	146	221	...	1,978	
	Wazírabad ...	135	150	649	98	234	116	89	...	1,481	
	Háfizabad ...	490	33	672	53	296	41	245	...	1,880	
1890-91 ...	Gujránwála ...	517	29	1,351	282	571	228	333	26	3,337	
	Wazírabad ...	658	490	1,355	274	738	258	270	1,124	5,167	
	Háfizabad ...	451	27	1,289	220	170	83	272	501	3,013	
1891-92 ...	Gujránwála ...	1,726	121	2,147	696	1,251	466	568	4,481	11,456	
	Wazírabad ...	621	50	578	32	385	145	179	247	1,678	
	Háfizabad ...	484	11	1,147	504	158	73	319	8,644	11,340	
1892-93 ...	Gujránwála ...	128	73	230	85	239	84	128	1,015	1,982	
	Wazírabad ...	...	8	148	7	81	41	37	43	365	
	Háfizabad ...	336	149	1,540	451	310	111	450	5,461	8,808	
July 1893 to March 1894.	Háfizabad ...	60	67	788	123	143	88	208	3,383	4,860	
Total ...	Gujránwála ...	2,627	289	5,741	1,327	3,466	1,176	1,773	5,522	21,922	
	Wazírabad ...	910	728	3,429	461	2,032	750	835	1,414	10,588	
	Háfizabad ...	2,002	375	6,608	1,199	1,221	443	1,628	17,989	31,765	

The total amount realised in fees was—

							Rs.	a.	p.
Gujránwála	...	...	...	...	...	...	9,814	0	6
Wazírabad	...	...	...	...	...	...	10,366	0	9
Háfizabad	...	...	...	...	...	...	8,162	0	0

of which four-fifths went to Government, one-fifth to the patwáris. It will be seen that the mutation work of Háfizabad exceeds that of Gujránwála and Wazírabad combined, and when the special establishment is removed it would be impossible for the Tahsildár and the Náib-Tahsildár unaided to cope with the work. The difficulty has been obviated by the opening of the new tahsíl at Khángah Dográn from October 1893.

80. The result of the enquiry into revenue-free tenures will be separately described. In the list of such grants attached to the (2) List of revenue assignments and pensions. *jamábandi*, the area of each with the former and present assessment has been shown, and a reference has also been given to the original authority for the grant, and the order now passed for its future continuance. These lists have been carefully checked with the original *máfi* files, with the detailed entries in the *jamábandi* and with the tahsíl and sadr *máfi* registers. As the number of grants even now amounts to 2,208 the labour involved has been considerable, but the clearing up of all cases during settlement, and the care taken to secure uniformity in and agreement between the different records and registers, should render the future administration of this branch of work comparatively easy.

81. In a district like this where 60 per cent. of the cultivation is attached to wells, where a man reckons his property by his share in one or more wells, and where the distribution of the revenue is in two tahsils almost entirely and in the third largely by wells, the importance of the "Statement of rights in wells" cannot be exaggerated. I believe it was on the strong representation of my predecessor, Mr. Maude, that it was included as part of the standing record, which without it would have lost much of its value. This statement had been prepared with great care and accuracy at the last two settlements, and its value as showing—

- (1) the history of the well, when sunk and repaired, and when the present rights in it were acquired and by whom,



- (2) method of working the well and shares in irrigation,
- (3) mode of distributing the revenue,
- (4) particulars of exemption, if any, from irrigated rates,

is very great, not only as a record of existing rights and customs, but as an undisputed basis for the decision of future disputes. For instance, many claims for occupancy rights, for the enhancement or reduction of rent, for the right of an assignee to realise in kind, turn largely on the issue who sunk the well or restored it, and brought the land under cultivation. Oral testimony on such points is generally valueless, as it is made up for the occasion, while a reference to the statement of wells prepared at this or former settlements gives at once the information required as recorded with the consent of all parties before any dispute arose.

In addition to the ordinary details required by Chapter VII A of the Patwáris' Rules, I have also shown in the statement—

- (a) Estimated cost of sinking or restoring the well originally, and of subsequent repairs or restoration and by whom borne.
- (b) Area attached formerly and now, with details of cultivated and uncultivated.
- (c) Where the revenue is distributed by classification of wells, the class in which it has been placed.
- (d) Former and present assessment with details of *ábiána*, &c., where separately imposed.

Caro has been taken that the shares both in the well rate and well area, which are generally the same, should agree with the *jamábandi*, and all cases of dispute have been cleared up after reference to the former records. The statement, as it now stands, is a most useful summary of and supplement to the *jamábandi*.

82. The order of the Collector fixing the assessment is in the form of a proceeding and has been prepared in triplicate, the original being placed with the *bachh* file while one copy has been included in the settlement record, and another was given to the *lambardár* when the assessment was announced. The order sets forth the total assessment of the village, date from which it shall take effect, and date of termination, the temporary deductions for deferred assessments or protective well leases, the amount of assigned revenue with details of each grant, the balance or *khálsa* demand, the amount payable as cesses excluding *málba*, the revenue instalments and the dates on which they are payable. In the few cases in which the original assessment was subsequently modified by me on review, or by the Commissioner or Financial Commissioner on appeal a note of the alteration has been made. The above details were found very useful as a basis for and a check upon the *jamábandi*, and whenever a doubt may arise in future as to any matter connected with the assessment, this original assessment order and its counterpart in the English Note-book should be referred to. In villages subject to di-alluvion a provision has been inserted that future alluvion or di-alluvion is to be assessed or have its assessment remitted in accordance with the special rules for a sum fluctuating crop assessment. In villages now irrigated or likely to be in future irrigated from the Chenáb Canal a provision was inserted that new cultivation may be assessed at dry rates during the currency of settlement under the orders of Government. In canal-irrigated villages of Wazírabad (15 in number) *nahri* land, the area of which was only 2,584 acres, was assessed at the dry rate of the circle, but a proviso was added that a special *nahri* rate might be imposed with the sanction of Government.

83. The order of the Collector determining the distribution sums up the report of the Tahsildár and Extra Assistant Commissioner as to the method which the owners wish to adopt, recites how any objections raised have been dealt with, and fixes the rule to be followed. Any subsequent orders varying the original method have been incorporated in this order. The procedure followed in distribution has been discussed in a separate chapter.

Assessment order (*hukm tashkís jaimi*).  
Order of the Collector distributing the assessment (*hukm táfrík báchh*).



84. The statement of customs respecting rights and liabilities in the Statement of customs estates (*wājib-ul-arz*) was a new document. A very elaborate *wājib-ul-arz* had been prepared at the regular settlement for each estate. None was prepared at the revised settlement, 1867-68, though most of the matters relevant to it were to be found dispersed in one or other of the many documents included in the old settlement record, e.g., in the *khassra* or Field Register Tender of engagement (*Darkhwāst Māl Guzārī*) agreement of owners (*Ikrār Mālikān*), Genealogical tree (*Shairā Nasb*) *Khatauni* the margin of the Field map (*Shajra*) and well statement.

This arrangement was most confusing and inconvenient and under it neither the persons interested, nor the patwāris were in many cases aware of the existence of important provisions, or if they were, did not know where to look for them.

The necessity of preparing a new *wājib-ul-arz*, which would enable the people to easily ascertain their customs, and be a useful reference for the Courts in dealing with such cases was one of the strongest arguments for a revision of the record. Accordingly when such a revision was directed by Notification No. 342, dated 25th May 1891, the preparation of the *wājib-ul-arz* in the form prescribed in Land Revenue Rules 203 was at once taken up.

85. Following the method adopted by Mr. Dane in Gurdāspur in the rough draft first prepared opposite each of the 12 headings was shown :—  
Method of preparation.

- (1) The relevant entry in the *wājib-ul-arz* of the regular settlement.
- (2) The relevant entry in the record of last settlement with a reference to the document in which it was embodied.
- (3) The usage or custom as now stated by the persons interested.
- (4) The usage or custom finally approved and attested before a Revenue Officer by the persons interested.

When the rough copy was completed, it was attested at or near the estate by a Revenue Officer in the presence of representatives of the (1) owners, (2) occupancy tenants, (3) tenants-at-will, (4) village menials, (5) other non-owners, and the seals, signatures or marks of these were attached to it in the same order. A fair copy of columns 3 and 4 was then made and attached to the *jamābandi*, the original being placed in the miscellaneous file of the village, for future reference. To secure uniformity of treatment, the exclusion of extraneous and the inclusion of all relevant matter—a number of specimen administration papers were first prepared by the Tahsildārs. Going carefully through these, I was able to note the points of variation in the mode of preparation, and the difficulties arising through misunderstanding of the rules, and to issue instructions to secure uniformity and elucidate all doubtful points.

86. A good many disputes arose over some of the provisions, e.g.,—  
Contraversial entries.

- (1) Right of owners to levy fees for grazing in the common land.
- (2) Right of owners to levy *dharat* or weighman's fees.
- (3) Right of non-owners in the inhabited site.

These have all been decided by the Extra Assistant Commissioner or myself, the rule of decision generally being, that the old custom was to be recorded as before unless varied or set aside by consent or judicial decision or abrogated by disuse.

Some of the main points under the most important sections—following the order in Rule 208—may be noticed.

#### 1.—Common land, its cultivation, management and income.

The total and cultivated area has been shown for the whole estate and each subdivision with a reference to the owners or subdivisions if any, who have no share in it. The rights of owners and tenant to break it up, sink wells, plant, cut, or sell trees, revenue-free grants held in it from Government or the village community, the method to be followed on partition, and liability for revenue till partition have all been described.



## II.—Right of grazing in common land.

In nearly all cases where a separate assessment has been imposed on the waste, owners and non-owners have in accordance with previous usage agreed to the future levy of grazing fees from non-owners at moderate rates, generally 8 annas for a buffalo and horse, 4 annas for cow or ox, 2 annas for sheep and goats, one-fourth being remitted in favour of cultivators. A provision has also been generally agreed to that a sufficient area shall be reserved as a grazing ground on partition.

The trading and money-lending classes who as a rule own milch cattle in some cases objected to the right to levy fees being recorded, but the point was in nearly all cases decided in favour of owners.

## III.—Usages relating to village expenses (*malba*).

Pending orders from Government as to the rate at which *malba* is in future to be levied, the old rates prescribed by Financial Commissioner's Circular No. 8, dated 16th January 1860 (Appendix D, Revenue Circular No. 36), have been maintained. The percentage therefore varies as follows according to the assessment of the village, *viz.* :—

Rs. 5 per cent. for an assessment up to Rs. 500,
Rs. 4 per cent. for Rs. 500, Rs. 1,000,
Rs. 3 per cent. for Rs. 1,000, Rs. 2,000,
Rs. 2 per cent. for estates above Rs. 2,000,

and following the ancient custom, which is however rarely enforced, it has generally been agreed that the accounts should be audited every year or every harvest, and that the income is to be spent on common village purposes, *e. g.*, issue of coercive processes by or against the *lambardār*, journeys of the *lambardār* to the *tahsíl* or *sadr* on village business, repairs of boundary marks, alms to *faqírs*, &c.

The fund has now been relieved from the contribution to the *patwáris'* contingencies and to the salary of the *zaildár's* peon.

For reasons referred to in para. 66 the custom as to levy of *dharat* or weighman's dues has been incorporated in the *wájib-ul-arz*.  
*Dharat.* This is one of the most ancient village dues and like *thána-pati* is a recognition of the manorial or seignorage rights of the proprietary body. As interpreted by us, *dharat* is in theory a voluntary payment to the proprietary body or its representative, for the services of the village weighman (*dharwái*) nominated by the owners, and is thus an exact parallel to the charters granted by the Tudor and Stuart sovereigns, many of which still exist in England and Ireland, vesting the exclusive right of levying tolls at fairs and markets in certain persons subject to the obligation of providing accommodation in the form of market places, weighing machines. In practice it is occasionally, though rarely, an octroi or import on trade, and more usually is a compulsory due levied from the purchaser, generally at the rate of a pice in the rupee, on all agricultural produce sold within the village, for village custom requires that all such transactions should be carried out through the medium of the recognised weighman.

The owners, as a rule, lease out their rights to the weighman for a fixed annual sum, varying from Rs. 4 in small estates to Rs. 800 in some of the large estates in the *Háfizabad tahsíl*. The income is either like *malba* spent on village purposes through the *lambardār*, or where considerable, is distributed according to shares or revenue liability.

If immemorial custom legalises, the levy of this due is undoubtedly legal, though the civil and revenue Courts in some cases—chiefly I think through ignorance of its nature and history, have refused to decree it as being an illegal or unreasonable impost. It has now fallen into disuse in some large estate of *Gujránwála* and *Wazírabad*, where the money-lending element is too strong for the hereditary owners, but where the latter are able to hold their own, and especially in the *Háfizabad tahsíl*, it is rigorously enforced and zealously guarded as much as an assertion of the privileges of ownership, as for the material profit derived from it.

In the attestation of the *wájib-ul-arz* many objections were raised to it by the traders and money-lenders, but the old custom was recorded unless set



aside by judicial decision or rendered obsolete by disuse. Provision has also been made for the keeping of accounts, method of expenditure, &c. In some large villages the chaukidárs, sweepers and bhishtís are very properly paid from this fund, in others it is divided rateably among the shareholders or credited against their revenue liability. Generally care should be taken that it is expended on legitimate village purposes and not appropriated as a personal perquisite by the *lambardár*, though interference is undesirable as long as no dispute arises.

#### IV.—Customs relating of the irrigation of land.

As regards irrigation from wells full details are given in the well statement. In this statement reference has been made to irrigation from ponds, *chambhs*, or tanks and *nalás*, such as the Deg, Aik, Vagh-Nandanwah, by means of *jhallárs*, baskets, or buckets in villages where such irrigation is found, also to the custom not uncommon in the Háfizabad tahsil of conveying the drainage from high waste lands to low lying cultivation by means of trenches (*suas*). For convenience the customs as regards watering cattle and drawing water for household purposes for human use from wells or tanks have also been entered under this head.

#### V.—Customs of alluvion and diluvion.

In estates which are at present or are likely to be in future subject to river action, efforts have been made to record these customs in such a way as to cover future disputes.

The deep stream is the boundary between estates on opposite banks of the Chenáb, except in the single case of Kádírpur, between which and the opposite village Kála Shádyán the custom of fixed boundaries obtains, probably because both estates are held by the same body of owners; but to ensure that the same land has not been measured twice over, and that no land has escaped measurement, as well as to afford an accurate and undisputed basis for the determination of boundary disputes so common in river tracts between opposite villages, it was arranged in conjunction with the Deputy Commissioner, Shahpur, and the Settlement Officer, Gujrát, to carry the measurements on each bank across to the other bank simultaneously, showing not only the river but some cultivation or permanent marks on the other side. The comparison of the maps brought to light a number of disputes with Shahpur and Gujrát villages, who claimed land on this side of the deep stream or *vice versâ*. All of these were decided by the Deputy Commissioner, Shahpur, or the Settlement Officer, Gujrát, and myself jointly, so that all doubtful and contested cases have been cleared off up to date, and the correspondence of the two sets of maps gives a reliable basis for the settlement of disputes which may in future arise.

As regards internal dialluvion changes, the almost invariable custom is that the condition of things at settlement is taken as a starting point. If land is washed away after settlement, the loss is the owner's and he cannot claim to have the area made good from the village common. His rights however are not dead but sleeping, and when new land again forms on that site, the property vests in the old owner, to the extent of his loss, any excess being regarded as village common.

On the other hand when the land held by an occupancy tenant is carried away, his rights in it are gone for ever according to the general rule, but there are some local exceptions.

As between adjoining villages the ownership in new land formed on their boundary is governed by the rule of *maház* which is applied by the prolongation of the existing boundary between the rival estates. This rule is very vague and indeterminate, as everything depends on the points from which the boundary is taken up and prolonged, but the persons affected would not agree to a more precise definition.

As regards assessment the measures taken to give elasticity by assessing new *sailába* at differential crop rates, will be alluded to in the chapter on assessment. The only points to note here are that all increases and decreases affecting the assessment by one rupee or more are taken account of.



VII.—Customs relating to the inhabited site.

The two contentious matters arising under this head were—

- (a) The right of the owners to levy *thānapati* as a seignorial due on the marriage of daughters of non-owners.
- (b) Rights of non-owners in the materials (*malba*) of their houses, and the sites on which they are built.

The former right like *dharat* is consecrated by immemorial usage, and

(1) Right of owners to levy *thānapati*. confirmed by numerous judicial decisions and was almost invariably admitted by non-owners, probably because the due is invariably levied from the family of the bridegroom, who usually belongs to another village. The proceeds of the due varying from Re. 1 to Rs. 5 per marriage are generally distributed among the Brahmin and Mirāsi, the *fakir* of the village guest-house in Musalman and the custodian of the *Dharmśāla* in Hindu villages.

The question of rights of non-owners to the materials and sites of the houses in their occupation was a very thorny one. In former settlements, when non-owners were fewer and weaker, and the owners were stronger and held together more closely than now, the record of the custom, in all but a few towns or large villages with *pakka* bazārs, was that the materials of the house and the site on which it stood reverted to the owners of the estate, when the occupant relinquished possession. The occupant held no alienable right in the material or the site. The increasing wealth and importance of the trading and money-lending classes, and the growing independence of the other non-owners, combined with the inaction or acquiescence of the owning body often rendered this custom inoperative, and many cases have occurred in which such houses have been attached and sold by order of Civil Courts, or voluntarily transferred by non-owners to one another without any interference by the owners.

On the strength of these facts, the non-owners in many villages headed by the Khatri and Arora element, claimed a free right to transfer their houses and sites, whereupon the owners waking up from their lethargy made common cause and stood out for the old custom. Recent usage was often found conflicting, and the facts put forward by both parties were often susceptible of two interpretations.

The main argument relied on by non-owners was that houses had been sold voluntarily or under a decree of Court, without any objection being raised by the owners, but on enquiry it was generally found that the right transferred was only that of occupation of the building not of the property in the site, and in any case the mere acquiescence of the owners in a few transactions could not be held to imply a total renunciation of their undoubted rights. In nearly all cases a decision was come to either by arrangement between the parties, or with reference to past usage on the following lines:—

- (1) The property in houses and sites occupied by non-owners to be presumed to belong to the proprietary body, the presumption to be rebutted only—
  - (a) where the non-owners could prove purchase from an owner, or possession under a decree of Court;
  - (b) where the non-owner had built a *pakka* house.
- (2) Owners not to disturb occupants as long as the latter held possession, but the ownership to revert to the owner when the occupant ceased to reside.
- (3) Occupants to have no right to alienate the materials or the site, unless the materials, wood, &c., had been supplied by, or the site purchased by them, otherwise the materials and site to vest in the owners when the occupants ceased to reside.



The following table shows the result of the attestation :—

Tahsil.	Total number of villages.	Villages in which non-owner has no power of alienation of site, but has unrestricted right to the materials if supplied by him.	Non-owner has no right in either site or <i>malba</i> of houses.	Non-owner has no right in site if purchased and <i>malba</i> is supplied by him.	In which no <i>abadi</i> .	Non-owners in full right of alienation.
Gujránwála ... ..	455	420	5	13	11	4+2
Wazírabad ... ..	266	107	79	64	3+8	5
Háfizabad* ... ..	...	...	...	...	...	...

\* Figures not available.

from which it is clear that the owners asserted their ancient rights with success in the majority of cases. The entry of "customs relating to the inhabited site" has now been excluded from the *wájib-ul-arz* by Financial Commissioner's amendment slip, dated 29th January 1894; but as the record had been completed and filed prior to these orders in all estates of Gujránwála and Wazírabad and in 115 estates of Háfizabad the entry of such customs has been allowed to stand in these estates, and will I presume have the same legal force as any other entries in the record.

VIII.—*Rights of cultivation not expressly provided for by law.*

IX.—*Customary dues and customary services of village servants.*

These two sections gave rise to little controversy. Though the *chaukidár* is not a village servant in the sense here meant, the salary paid to him and the method of realising it have been recorded as the custom varies much from village to village. In spite of the Punjab Laws Act payment in kind is still very common and is more popular, profitable and easily realised than the miserable cash stipend.

X.—*Rights of Government in waste lands, quarries, &c.*

Under this head the only important general provision is that the *kankar* quarries which are commonly found over most of the district, and on the income from which only a small royalty of 10 per cent. has hitherto been irregularly levied have, with reference to Section 42, Land Revenue Act, and Revenue Circular No. 48, been specifically recorded as the property of Government. The Financial Commissioner has recently ruled (Secretary's, Financial Commissioner's letter No. 7498, dated 29th November 1893) that as regards *kankar* situated in private lands, all that seems necessary is for the Deputy Commissioner to issue an order that no proprietor of such land shall dispose of the *kankar* without the Deputy Commissioner's previous permission; that in dealing with applications he should ordinarily accord permission, unless the *kankar* in question is required or likely to be hereafter required for Government purposes; that no royalty be ordinarily charged, but that if in any special case the Deputy Commissioner considers that permission be accorded subject to the payment of some royalty he should report the case for the Financial Commissioner's orders. In all but a few villages along the Grand Trunk Road and close to the Chenáb Canal the income from this source is inconsiderable, and interference will be rarely necessary under these instructions.

XI.—*Other important usages.*

Under this general head the customs as regards burial and burning places, village easements, *e.g.*, rights of way, right to take a water-course through another man's land, fairs, income from offerings to shrines, have been recorded.

87. Considerable pains have been taken to make the statement of customs a complete and accurate document, which shall afford a basis for the regulation of the internal affairs of the village and the settlement of disputes on matters not governed by law.

General remarks on the *wájib-ul-arz*.



No doubt in order to effect this end, a few provisions to meet cases which have now arisen, but had not formerly been anticipated or provided for have now been laid down for the first time. These, though not customs in the technical sense of the word, have received the assent of all parties interested, and as the document is as much a set of rules for the future administration of the village as a record of existing usage, I do not think this course, though perhaps technically open to criticism, is opposed to the spirit of the rules. The main thing is to have definite rules which shall not only set forth existing usages, but define their future application, and both these purposes are served by the document as now prepared.

88. The system of measurement has been described at length in paras. 58—62. In villages re-measured the scale adopted was 40 *karms* ( $5\frac{1}{2}$  feet) to the inch, or 24 inches to the mile. In villages of which the old maps were revised, the scale of last settlement 60 *karms* to the inch or 16 inches to the mile was maintained. The new maps were all prepared on the square system, and plotted on English mapping sheets supplied by the Director of Land Records. For the revised maps a pencil tracing of the old maps on Lucknow paper first quality was used, and after correction to show all changes due to alteration of the boundary, sub-division, &c., and re-chaining to ascertain the linear measurements, &c., this was inked in and then backed with cloth. A tracing has also been made on cloth for *girdāwari* purposes. Both copies show in all cases the linear measurements of each field. In re-measured villages the areas were worked out by the diagonal and perpendicular system, as prescribed in the old Mensuration Manual; in revised villages the old linear dimensions were checked by chaining on the spot, and corrected where necessary, the areas being worked out by the old method of halving the opposite sides. A great deal has been done to reduce unnecessary field numbers, the number of which at last settlement had been artificially inflated chiefly by showing every cattle-shed, manure heap, round a well or village as a separate number. As a result of settlement operations, the number of fields has been reduced by 28 per cent. as shown in para. 62. Area calculations were much facilitated by the fact that the local standard of measurements, the *ghumáo*, is exactly equal to a statute acre, the *kanál* ( $\frac{1}{2}$  *ghumáo*, to half a rood, and the *marla* to a pole. This correspondence of standards facilitated comparison with the maps of the professional survey and with the traverse data furnished by the Survey Department.

89. Boundary disputes, especially in the Bár and Adjoining Bár circles and in the reversion tracts, gave a great deal of trouble. It was found that in such tracts where cultivation was sparse, the maps of last settlement gave little help, as the *shájrás* of adjoining villages often overlapped or there was a hiatus between them. Under these circumstances possession, if evidenced by a long period of cultivating occupancy, was taken as the basis of the decision, while in doubtful cases the people as a rule agreed to have the boundary laid down from the professional survey maps which always tallied with one another, and were prepared by an agency independent of local influences. Great care has now been taken to ensure that the boundaries of adjoining villages coincide and that they have been marked on the ground with pillars. As the measurements of each village were completed, the *patwári* or *Amín* at once furnished a copy to *patwáris* of adjacent villages who, if there was no dispute, measured accordingly, and in cases of dispute a boundary file was duly prepared. Particular attention was given to the demarcation of the Government *rahks*, many encroachments by the *zamíndárs*, and some encroachments by Government officers were brought to light, and these were in all cases disposed of by myself. As the maps of each village were completed, the *lambardárs* of adjoining villages were called upon to sign or seal the boundary in which they were concerned in token of its correctness. Whatever evidential value this formality may have, there was no doubt of its utility as a means of bringing disputes to light. In all 406 boundary disputes were decided.

90. The settlement records have been prepared in duplicate, the original is filed in the District office, a copy is with the *patwári*. The latter is a complete copy of the original, except that it does not contain the mutation sheets showing in full the proceedings in



mutation cases. These have been filed with the original record, but the abstract in the patwáris' mutation register is a sufficient reference for the copy of the record. The records of Gujránwála and Wazirábád were made over to the Deputy Commissioner in July 1893, those of the rest of the district in 1894.

91. Following the system adopted by Mr. Wilson in Shahpur, the only statistics employed for village assessments were those recorded in the village note-books. It was therefore of special importance to make these as complete and accurate as possible.

To begin with, the entries in the patwáris' and tahsíl copies from 1885-86 when the new system of statistics was introduced, were carefully checked and compared with one another, discrepancies were reconciled and obvious errors corrected. All the area statistics under the rules in force have to be recorded in *kanáls*, but as the universal unit of area in the district is the acre or *ghumáo*, this was found to complicate calculations, and the areas have therefore been converted into acres which are shown below the *kanáls* in red ink. The note-books were then translated into English and brought up to date. This however included only the statistics from 1885-86 to date of assessment.

92. At last settlement, under Mr. Prinsep's orders, a detailed and elaborate form of note-book was devised to show in the same form for each estate, assessment circle, and tahsíl the leading area and revenue statistics from the summary settlement of 1849 up to date. In the English copy were incorporated a copy of Mr. Morris's remarks on each estate and circle at the regular settlement, and in original the remarks and opinions as to assessment of the Extra Assistant Settlement Officer, Settlement Officer, and Settlement Commissioner at the revised settlement. The note-books of estates of each circle and of the circle itself were bound in separate volumes, together with the professional survey maps. There were vernacular note-books in similar form containing the same statistics as the English counterpart, and including the opinion of the Tahsildár or Settlement Superintendent, and the Extra Assistant Settlement Officer at the regular and revised settlements as to the circumstances and capacity of the estate. The English statistical tables and remarks, and the survey maps have now been included in the English village note-books, the vernacular tables and remarks in the vernacular note-books, so that each note-book is now a complete synopsis of the past revenue history and present conditions of the estate. A great deal of time and trouble were saved by including Mr. Prinsep's original tables and the explanatory remarks, as the labour of copying them would have been immense, and the addition of a reliable map is a most useful guide.

93. In Statement X after the detailed inspection of each estate, notes were recorded by me on the lines indicated in para. 16 of Revenue Circular No. 31 dealing (1) with its origin and sub-division, (2) number of owners hereditary and by purchase, extent of alienations and debt, (3) area cultivated by owners and by tenants, with rent-rates in kind and cash paid by the latter, and explanation of their variations, if any, from the normal standard, (4) increase or decrease of cattle, ploughs, and population since previous settlements, (5) revenue history--to show which the statistics of the professional survey, summary, regular and revised settlements as to total, cultivated, cropped, and irrigated area, number of wells, total assessment and incidence per cultivated acre have been reduced to a brief comparative abstract, (6) nature of the soil, to illustrate which, brief notes have been made on the map attached, (7) capacity for expansion, (8) nature of the harvests, percentage of failure, proportion of valuable crops grown, (9) general circumstances and character of the owners, the extent to which they cultivate in adjoining villages, miscellaneous income from the land or from outside sources, (10) working of the past assessment, and estimate as to what reduction or enhancement is called for. Similar remarks have been filled in by the Tahsildár in the vernacular note-books, so that future District Officers and Tahsildárs, by reference to the English or vernacular note-books, will be at once able to form an opinion as to the past history and present condition of the estate. After orders had been passed on the Assessment Reports of each tahsíl, a further entry was made in the



English note-book showing how the applications of the sanctioned rates would affect the assessment, the reasons for adhering to or departing from the rate *jama*, the assessment finally decided upon.

Similarly as the village assessments were given out, an abstract of the order of assessment (para. 82) was added, and when the method of distribution (para. 83) was determined, an abstract of the *báchh* proceeding showing deductions for *májis* and *ináms*, *khárij* *báchh* area, classes of soil or of wells adopted and the relative rates, &c., was filled in.

The English note-book is therefore not only the basis of the village assessments, but an abstract of all orders and proceedings connected therewith, and for future reference is the most valuable of all the documents prepared during settlement. Much of its utility will depend on its being kept up to date hereafter. All statements have been completed up to rabi 1893.



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## CHAPTER IV.

### PRINCIPLES AND PROCEDURE IN RE-ASSESSMENTS.

94. The period of 20 years for which the revised settlement was sanctioned expired in 1887-88. Before its expiry enquiries were made as to the probable results of a re-assessment through the Deputy Commissioner and Director of Land Records. I have been unable to trace the papers, but I find from the proceedings circulated with Punjab Government letter No. 275 S., dated 22nd September 1887, that the First Financial Commissioner (the late Colonel Wace) to whom they were submitted, estimated the enhancement at Rs. 80,000; and the Punjab Government accepted the estimate.

As there has been considerable controversy recently as to the adequacy of the standard of assessment adopted in this and other Settlements, and it seems to have been assumed that our orders were to assess up to the half-asset estimate, and failing this to show convincing reasons for taking less, it may not be out of place to recite what the original instructions were.

General instructions for re-assessment.

95. These are contained primarily in para. 2 of Revenue Circular No. 30 as originally issued, the salient provisions of which are;—

- I.—The general principle of assessment to be followed is that the Government demand for land revenue *shall not exceed* the estimated value of half the net produce of the estate.
- II.—That revenue rates should be framed for each assessment circle, so as to represent approximately the estimated average annual half net produce of an acre of each such class of land in the circle, and that the rents paid in money and kind on an average year by ordinary tenants should be the principal guide to the estimate of the net produce, full allowance being made for such expenses as by custom fall on the landowner.
- III.—That revenue rates and gross assessments on the above lines should be reported to the Financial Commissioner for preliminary sanction; but in the assessment to be finally adopted full consideration should be given to the special circumstances of each estate, and so far as is justified by these circumstances, the assessing officer was authorized in the assessment of each estate to depart from the revenue rates of the circle.

These were the general principles laid down for the Punjab, but they were considerably modified by further instructions contained in the correspondence regarding the Central Punjab districts, the re-assessment of which was undertaken in 1887-89.

Special instructions for re-assessment of Central Punjab districts.

96. In para. 7 of his memo. on this subject, dated 16th June 1887, Colonel Wace remarked:—

“By these operations a considerable number of districts situated in the heart of the Punjab will be placed under re-assessment at the same time. It will consequently be incumbent on us to act with more than usual caution in demanding increased revenue. It will not be prudent to assess so closely and fully as if a smaller area were under settlement. For this reason the expected increment—Rs. 80,000 for Gujranwala—stated in para. 2 of this Note has been placed at a lower figure than has been stated in the previous papers.”

The proposals were discussed at a Conference of Punjab and Government of India officials, presided over by Sir E. C. Buck, on 13th July 1887, and among other things it was suggested, “that it might be considered expedient to postpone the Gujranwala settlement, which district was, from a financial point of view, likely to give the least favorable results.”



The proposals of the Conference were referred to the Punjab Government for consideration, and the general view of the Lieutenant-Governor as to the assessment of the districts in question were embodied in Mr. Tupper's letter, No. 275 S., dated 22nd September 1887. Para. 6 of that letter discusses the anticipated enhancement as follows :—

“The present forecast seems safe, and the Lieutenant-Governor will do his best to secure the enhancements anticipated. But it is quite possible that when settlement enquiries are complete, it may not be found expedient to take in some districts as much as the facts might warrant. In undertaking to conduct these five settlements and seven others simultaneously, and to carry out all but the four settlements which have been for some time in progress in a more rapid way, and most of the new Settlements at a cheaper cost than has been the custom, Colonel Wace (the First Financial Commissioner) and the Lieutenant-Governor *distinctly propose to assess with decided moderation, and in case of doubt to give the zamindars the benefit of it.* In the Punjab, where there are no rent-rates to refer to, where petty holdings are the rule and most tenants pay in kind, the Financial Commissioner and the Government could not undertake to supervise and control so many settlements at once, and frame the re-assessments in so short a time, but for the fact that they intend to facilitate work and disarm opposition by making the assessments in each case unquestionably moderate.”

This correspondence was circulated for the information and guidance of assessing officers, and the natural and obvious inference to be drawn from it was that the Government demand was to be assessed with decided moderation.

97. No subsequent orders modifying the general or special instructions were issued prior to Correction Slips Nos. 290 and 291 to Revenue Circular No. 30, dated 31st March 1892, by which time the Gujranwala assessment had been sanctioned and proposals for Wazirabad submitted. These corrections besides only dealt with matters of detail, emphasising the importance of basing the half-assets estimate on competition cash rents prevailing in the estate itself or in adjoining estates where such existed and of checking the produce rent estimate by comparison with cash rents. The necessity for assessing with decided moderation was again dwelt on in para. 9 of the Summary of the Administration Report for 1890-91 in the following words :—

“The re-settlement of these five important districts in the Central Punjab is the most important measure of revenue administration undertaken in recent years. The Lieutenant-Governor was connected with more than one of these districts at the outset of his career, and he is glad before he resigns the charge of the Province into other hands to have been able in each one of them to indicate what in his opinion should be the general character and amount of the new assessments. To fix the land revenue of an Indian district properly is not a mere fiscal operation which can be effected arithmetically upon statistical returns. In a peasant proprietary country like the Punjab in particular, a wise and moderate land revenue demand well adopted in its form to the circumstances of the people by whom it is paid, is of all administrative measures the most important for the good of the people and of the Government. It is not only harsh but foolish to attempt to press up, unduly, the demand upon land. Moderation combined with a fair regard to the interests of State exchequer will secure in the long run both greater general well-being and a greater Government revenue.”

It is clear, I think, that under the instructions quoted, the half-assets estimate was to be the *limit* not the *standard* of assessment, and that caution and moderation in fixing the demand were authoritatively inculcated throughout. The manner in which these instructions were given effect to will now be described. I shall first discuss the method of assessment for the district generally and then describe their application to each tahsil and assessment circle.

98. Para. 5 of Revenue Circular No. 30 as originally issued, required as first step to assessment the submission of a Preliminary Report for each tahsil on the following points :—

- (1). Assessment circle and soils.
- (2). Prices.
- (3). Rates of yield.
- (4). Owner's share of the produce.
- (5). Net value of owner's share.
- (6). Competition cash rents.
- (7). Half-net assets standard deduced from (5) and (6).



The report was to be based entirely on actual facts, no allowances being made with regard to results, which were to be taken into consideration only in the Assessment Report. Subsequently discretion was given to confine the Preliminary Report to the first two heads, and to deal with the remaining five heads in the Assessment Report, the results however being worked out independently of the proposals for assessment. I availed myself of this discretion, furnished a Preliminary Report only for assessment circles, soils and prices, and incorporated the other subjects as Part I of the Assessment Report of each tahsil. The action taken as regards circles and soils have been referred to in Chapter I, the other six heads of the Preliminary Report will now be taken up in order.

99. The enquiry into prices was carried back as far as the year 1853, from which full statistics were available with the view of determining not only the average of *Gazette* prices, but what is more important for assessment purposes the average harvest prices realised by agriculturists. With the latter object the books of the leading traders at the chief trade centres in each tahsil were carefully examined, and it was found that the figures for the rabi crops, wheat, barley and gram, and for the important kharif crops, rice (unhusked), maize, cotton and *gur*, were available in an almost unbroken series. With a little care it was also found possible to discriminate between the prices in transactions between agriculturists and traders, *i. e.*, *harvest prices*, and the ordinary *retail prices* on which the trader makes his profit.

Facts ascertained as to prices.

100. From the facts as above ascertained it was possible to deduce:—

- (1) The retail and harvest prices prevailing from 1858 to 1867, *i. e.*, on which the revised settlement was based.
- (2) The retail and harvest prices prevailing during its currency, *i. e.*, from 1873 to 1888, the abnormal quinquennial period 1868-72, prior to the opening of the North-Western Railway through the district, during which local scarcity raised prices to famine pitch being left out of consideration.
- (3) The rise in retail and harvest prices in the period 1873-88 as compared with 1853-1867.
- (4) The standard of prices to be assumed for re-assessment purposes and the extent to which it differs from the standard assumed at last settlement, and the average prices prevailing for the 15 years prior and succeeding to that settlement.

The subject was reported on in detail in September 1890, and the scale of prices to be assumed was sanctioned in Secretary, Financial Commissioner's letter No. 6763, dated 28th October 1890. The table attached sums up the result of the enquiry. The figures represent sérs per rupee:—

Name of crop.	<i>Gazette</i> prices, 1853-67.	Harvest prices, 1853-67.	Prices assumed at settlement, 1867-68.	<i>Gazette</i> prices, 1873-88.	Harvest prices, 1873-88.	Per cent. of increase of column 5 on column 2.	Per cent. of increase of column 6 on column 3.	Prices assumed for re-assessment.	Increase per cent. column 9 on column 4.	AVERAGE PRICES, 1888-92.	
										<i>Gazette.</i>	Harvest.
1	2	3	4	5	6	7	8	9	10	11	12
Wheat ...	32	36	34	20	24	60	50	26	3	18	21
Barley ...	54	55	51	34	38	60	45	40	27	23	31
Gram ...	47	49	41	27	33	75	49	35	17	25	27
Rice ...	32	43	37	24	28	33	53	32	16	24	28
Maize ...	39	47	40	26	28	50	68	32	25	20	23
Jowar ...	37	45	44	27	31	37	45	35	28	20	25
Bajra ...	...	...	35	...	...	...	...	30	17	...	...
Moth ...	...	...	35	...	...	...	...	30	17	18	23
Mung ...	...	...	31	...	...	...	...	30	3	15	17
Mash ...	...	...	27	...	...	...	...	19	30	13	16
Til ...	...	...	21	...	...	...	...	12	42	10	12
Cotton ...	14	14	15	11	11	27	...	15	25	10	12
Gur ...	15	18	17	12	13.5	25	...	12	13	11	13



101. From these statistics it appears that the *Gazette* prices for the 15 years preceding this settlement as compared with the *Gazette* prices for the 15 years preceding last settlement show an increase of about 65 per cent. for rabi and 40 per cent. for kharif crops, while the harvest prices show an increase of 48 per cent. for rabi and about 45 per cent. for kharif crops. The value of the rabi standing to the kharif as 3 to 2, it follows that harvest prices for the latter period have risen 47 per cent. as compared with the former. These harvest prices for the last 15 years preceding settlement, cover the period during which prices have been influenced by railway communications, and the rise of the export trade, and after allowing a margin of from 5 to 15 per cent. for local variations, and other contingencies, such as the fluctuations in the value of silver and the great increase in the supply of food-grains, which the opening and extensions of the Chenáb Canal is bringing about, the prices to be assumed for assessment purposes were deduced from them. The rates now assumed, compared with those assumed at last settlement, bring out an increase of from 17 to 31 per cent. for rabi, and from 8 to 75 per cent. for kharif crops. If the results be worked out with mathematical accuracy by multiplying the relative area under each crop by a fixed standard of outturn and commuting the gross outturn now and at last Settlement according to the above scale of prices, it will be found that Rabi crops have increased 30 per cent. in value, kharif crops 24 per cent., and that the all-round increase in prices as assumed at the revised and the present settlement is 27 per cent. The scale of prices now assumed is no doubt liberal, especially by contrast with the prices prevailing during the last four years. The latter has however been a period of rather poor harvest and steady export, both of which causes have tended to inflate prices exceptionally. Even if the latter influence be now considered a permanent one, and it is probable that every year England will look more and more to India for the supply of food-grains—dearth owing to poor harvests will be rare in future owing to the greater area under cultivation and the increased security of outturn due to the canal.

102. The figures quoted in para. 100 bring into prominence the great variation which still prevails between prices quoted in the *Gazette* and those actually realised by agriculturists, and emphasize the danger of basing conclusions on the former alone. The *Gazette* prices represent the average of high and low prices for the entire year; they are submitted from the tahsíl, and the influence of the retail traders, who are accustomed to quote them as if legal and binding, not infrequently, I think, causes them to be represented as higher than the prices actually prevailing. The agriculturist on the other hand gets only the price fixed at harvest time (15th Har for rabi, 15th Magar for kharif crops, excepting *gur*) when produce of all kinds being most plentiful is at its cheapest, and all subsequent dealings, between the zamindárs and the grain-dealer are governed by the standard then fixed. If the price of wheat falls after 15th Har, the trader has still to pay at the rate then fixed, and thus they lost heavily in rabi 1893, as the prices subsequently fell 25 per cent. lower than the harvest quotations; while if it rises, as is generally the case, the trader gets all the benefit of the enhancement. In illustration of this point, I may instance the year 1892-93. The rabi was very abundant, early rains gave prospect of a successful kharif, and the harvest price of wheat was fixed at 20 to 22 sérs per rupee. After the rate was fixed the rabi grain was much injured by heavy rains and floods, and the early cessation of monsoon rains made the kharif out-look unfavourable. By 15th August the price of wheat had risen to 15 or 16 sérs per rupee, though there had been no export. If the drought had continued wheat would probably be now (December 1893) selling at 12 to 13 sérs, but fortunately there was a most timely and abundant fall in September, which matured the kharif and enabled a very large area to be sown for the rabi of 1894. The result is, that while the supply has remained constant, wheat has now fallen to 25 sérs per rupee, gram to 36 sérs, which are almost identical with the prices assumed for re-assessment, and if winter rains are favourable, and the export trade remains dull, wheat will probably be selling next summer at 30, and gram at 45 sérs per rupee. Facts of this nature show that the cautious fixing of prices for the produce estimate was amply justified.



*Rates of Yield.*

103. The leading statistics of cultivation and crops for the district as a whole for the five years 1888-89 to 1892-93, are given in *General crop statistics.* Appendix A. Put in the form of percentages, it appears that on every 100 acres of cultivation were sown 95 acres of crops, of which 7 failed and 88 came to maturity.

Of 100 acres of harvested crops, 39 are grown in the kharif and 61 in the rabi; 63 acres are irrigated, *viz.*, 45 per cent. of the kharif crops and 74 per cent. of the rabi; 37 acres are unirrigated, *viz.*, 55 per cent. of the kharif and 26 per cent. of the rabi. The following table shows the proportion of the leading crops to the total area of crops grown:—

<i>Kharif.</i>				<i>Rabi.</i>			
Rice	...	...	3 per cent.	Wheat	...	35	per cent.
Maize	...	...	3	Barley	...	9	„
Cane	...	...	2.5	Gram	...	8.5	„
Cotton	...	...	4	Oilseeds	...	2.5	„
Jowár	...	...	11	Miscellaneous	...	6	„
Mung (Másh)	...	...	3				
Moth	...	...	5	Total	...	61	
Oilseeds	...	...	1.5				
Miscellaneous	...	...	5.5				
Total							
	...		39				

104. Owing to the deficiency and uncertainty of the rainfall the valuable crops cannot, except in very favourable years, be grown without irrigation. Of kharif crops, rice, maize and cane are invariably irrigated, so is cotton in dry years, but in seasons of good rainfall as much as one-third of the crop may be grown on dry lands. *Moth, mung, másh, til* are left to depend almost entirely on the rainfall, and the area under these crops fluctuates enormously from year to year. Of the *jowár*, about 25 per cent. is grown on irrigated land, chiefly as fodder, the rest is grown on dry lands as a food crop, the stalks being preserved for fodder if pasturo is scarce. *Bájra* is little grown in this district, and about one-third of it is irrigated. Of rabi crops, wheat and barley are generally irrigated, only about one-fifth is unirrigated, and most of this is grown on inundated land, the rest representing the share of wheat and barley grown as a mixed crop with gram, in which case irrigation is very rare. On the other, hand gram and the rabi oilseeds are generally unirrigated, only about one-fifth of the former and one-third of the latter being grown on irrigated lands.

105. To determine the outturn of these crops produce experiments were carried out on a large scale in the three years 1889-90 and 1891, and from the results of these experiments, modified by my own observations and the opinions of intelligent zamíndárs and officials, and checked with the results assumed in adjoining districts, rates of yield were deducted. Where the same crop was grown on different kinds of soil (*cháhi, nahri, sailába, bání*) rates of yield were worked out for each soil, and to facilitate the calculation of the produce estimate, the all-round yield was then arithmetically determined. The process has been described in detail in the *Assessment Reports*. The results for each tahsíl and circle are given below in Statements A, B, and C:—



**STATEMENT A.**  
*Tahsil Gujranwála.*

Harvest.	Crop.	CHARKHARI.		BANJAR.		ADJOINING BAR.	
		Average area harvest- ed on 100 acres cul- tivation.	Average outturn in maunds, per acre.	Average area harvest- ed on 100 acres cul- tivation.	Average outturn in maunds, per acre.	Average area harvest- ed on 100 acres cul- tivation.	Average outturn in maunds, per acre.
Rabi	Wheat ...	33	10	22	10	15	9
	Barley ...	8.5	8	7	8	4	3
	Wheat & barley	3.5	8	3	8	2	3
	Gram ...	4	6	6	8	7.5	8
	Wheat & gram	3	8	6.5	8	1.5	9
	Oilseeds ...	.75	4	1	4	1	4
	Fodder ...	7	excluded.	4.5	excluded.	2	excluded.
	Other grain crops	1.25	6	.5	6	.5	6
	Miscellaneous ...	3.5	20 per acre.	.5	15 per acre.	.3	12 per acre.
	Total harvested	64.5	...	57	...	47.3	...
	" failed ...	3.5	...	3	...	2.2	...
	" sown ...	68	...	54	...	49.5	...
Kharif	Cane ...	3	16	2.75	16	1.75	12
	Cotton ...	47.5	4	4	4	3.75	4
	Maize ...	4.5	8	3	8	1.6	6
	Rice ...	3	16	5	14	.4	12
	Jowár ...	7.5	8	9	4	16	5
	Moth ..	3.5	2	6	2	3.3	2
	Mung ...	1	2	4	2	4.7	3
	Oilseeds ...	2	1.5	2	1.5	2	1.5
	Miscellaneous ...	.75	...	.75	12 per acre.	3.5	12 per acre.
	Total harvested	30	...	36.5	...	37	...
	" failed ...	4	...	3.5	...	5	...
	" sown ...	34	...	40	...	42	...
	" kharif and rabi harvested	94.5	...	87.5	...	84.3	...
	Total failed ...	7.5	...	6.5	...	7.5	...
	" sown ...	102	...	94	...	91.8	...

**STATEMENT B.**  
*Tahsil Wazirabad.*

Harvest.	Crop.	CHARKHARI.		BANJAR.		CHENAB.	
		Average area harvest- ed on 100 acres cultivation.	Average outturn in maunds, per acre.	Average area harvest- ed on 100 acres cultivation.	Average outturn in maunds, per acre.	Average area harvest- ed on 100 acres cultivation.	Average outturn in maunds, per acre.
Rabi	Wheat ...	37	12	30	9	48	7
	Barley ...	11	9	9.5	8	11	7
	Wheat & barley	5.25	9	2.75	8	3.5	7
	Gram ...	5.5	6	4.75	6	.75	4
	Wheat & gram...	1	8	4	8	.25	7
	Oilseeds ...	.75	4	1	4	1.5	4
	Fodder ..	10.5	excluded.	5.5	excluded.	4	excluded.
	Miscellaneous ...	2.5	24 per acre.	2	20 per acre.	6	20 per acre.
	Total harvested	73.5	...	75	...	69	...
	" failed ...	2.5	...	3	...	2.5	...
	" sown ...	.76	...	78	...	71.5	...
Kharif	Cane ...	4.25	16	3.75	14	2.75	14
	Cotton ...	6	4	6	4	3.5	3
	Maize ...	5.5	12	2.25	10	6.5	9
	Rice ...	3	16	8.75	10	3	2
	Jowár & fodder	10.25	3	8.25	3	6	3
	Moth, mung ...	4	2	9.5	2	.5	2
	Oilseeds ...	2	2	1.5	2	1	2
	Miscellaneous ...	1.5	16 per acre.	1.5	16 per acre.	3.75	16 per acre.
	Total harvested	36.5	...	35.5	...	34	...
	" failed ...	2.5	...	2.5	...	2.5	...
	" sown ...	39	...	38	...	36.5	...
	" kharif and rabi harvest- ed	110	...	102	...	103	...
	Total failed ...	5	...	6	...	5	...
	" sown ...	115	...	108	...	108	...



**STATEMENT C.**  
*Tahsil Hájizabad.*

Harvest.	Crop.	BÁR.		BANGAR.		CHENÁB.		ADJOINING BÁR.	
		Average area harvest- ed on 100 acres cultivation.	Average outturn in maunds, per acre.	Average area harvest- ed on 100 acres cultivation.	Average outturn in maunds, per acre.	Average area harvest- ed on 100 acres cultivation.	Average outturn in maunds, per acre.	Average area harvest- ed on 100 acres cultivation.	Average outturn in maunds, per acre.
Rabi.	Wheat ...	20	10	26	7	45	7	18	10
	Barley ...	4.5	6	7	8	8	6.5	4	9.5
	Gram ...	4.5	7.5	3.5	6	2.5	6	6.5	10
	Wheat & gram	1.5	7.5	.5	6	...	...	5.5	10
	Wheat & barley	.5	9	...	...	...	...	1	9.5
	Oilseeds ...	3.5	6	1	4	.5	4	2.5	6
	Fodder ...	2	excluded.	2.5	excluded.	3.5	...	2	...
	Miscellaneous	2.5	12 per acre.	4.5	14 per acre.	5.5	14 per acre.	5	12 per acre.
	Total harvested	39	...	45	...	65	...	40	...
	Total failed ...	2	...	4	...	4	...	2.5	...
	" sown ...	41	...	49	...	69	...	42.5	...
Kharif.	Cane ...	1	12	2	14	4	14	1	12
	Cotton ...	4.5	4.5	2.5	4	2.5	3	3	4.5
	Rice ...	3	24	7	18.5	1.5	11	2	24
	Maize ...	1	8	3	9	4.5	8	1	8
	Jowár ...	14	5.25	5	3	5	3	15	5.25
	Bajra ...	3.5	5.25	1.5	3	4	3	12	3
	Moth, mung ...	10	3	6	2.5	5	2	2.5	2
	Til ...	2.5	2	1.5	2	...	...	...	...
	Miscellaneous	1.5	10	3	10 per acre.	3	12 per acre.	2.5	10 per acre.
	Total harvested	41	...	30	...	24	...	40	...
	Total failed ...	...	...	5	...	4.5	...	5	...
	" sown ...	...	...	35	...	28.5	...	45	...

The statistics which are the foundation of the produce estimate show for 100 acres of cultivation, which is assumed to be an average holding :—

- (1) Total area sown, area failed and area of crops harvested with details for kharif and rabi.
- (2) The number of acres of each crop grown on 100 acres of cultivation in each circle, and the outturn of an average acre.

106. Having ascertained the above, it was only necessary to apply the Calculation of produce sanctioned scale of prices to the outturn of each crop to half-assets. determine the gross value of the produce of an average holding of 100 acres in each circle, and the owner's share of the produce having been worked out from the statistics of kind rents, the limit of the Government demand at half-assets was easily deducted for 100 acres, and this result applied to the total cultivation of the circle, gave the produce half-net assets estimates for the circle.

107. It was however necessary to exclude from this calculation fodder Deduction for fodder. crops, turnips, carrots, &c., in the rabi; clover (*sinji maina*) and part of the *jowár* in the kharif, of which in practice the landlord receives no share. On this account in tahsil Gujranwála all the rabi fodder crop, amounting to about 5 per cent. of cultivated area, and two-thirds of the *jowár* in the Charkhari, one-half in the Bángar and one-fourth in the Adjoining Bár, where pasture is extensive, and *jowár* is grown chiefly as a food-grain, were left out of consideration in estimating the landlord's share and the half-net assets. Similarly, in Wazirabad, where owing to the scantiness of pasture, fodder crops are more largely grown, all the rabi fodder, about 8 per cent. of the cultivation and three-fourths of the *jowár* in the Charkhari and Bangar, one-half in the Chenáb were allowed for fodder. In Hájizabad, owing to the large pasture area the fodder deduction was smaller. The rabi fodder crop covers only 2.5 per cent. of the cultivation, and of the *jowár* three-fourths in the Chenáb circle, two-fifths in the Bángar, and one-fourth in the Bár and Adjoining Bár, or about 3.5 per cent. of the total cultivation was allowed for fodder.



108. The value of the straw had also to be considered. In Gujránwála and Wazírabad, cultivation being mainly dependent on wells, the number of cattle required to carry it on is very great, and as there is deficiency of natural pasture, the landlord rarely receives a share of the straw as of right, even when the grain is divided, though it is customary to allow him a few bundlos for his homeconsumption. In Háfizabad, on the other hand, the prevalence of *báráni* and *nahri* cultivation renders fewer cattle necessary, and as pasture land is abundant in the Bár and Adjoining Bár circles, the landlord receives the same share of the straw as of grain. In Wazírabad and Gujránwála I have therefore excluded the value of straw as the landlord receives no share in it; in Háfizabad the value of straw on the area in which the landlord receives a share has been taken into consideration.

109. The owner's share of the produce was deduced from the statistics of kind rents as recorded at measurements. Kind rents in this district are much less popular than pure or mixed cash rents. In Gujránwála 51·5 per cent. of the cultivation is held by tenants-at-will, but kind rents are found only over 11 per cent. In Wazírabad 46 per cent. is cultivated by tenants, and in Háfizabad 45 per cent., but in the former kind rents prevail over only 8·5 per cent. and in the latter over 25 per cent. of the cultivation. The landlord's net share, after deducting from 12 to 16 per cent. for menials' dues, which were estimated at from 12 to 16 per cent. (being very considerable in well tracts) worked out as follows in each circle and tahsíl :—

Tahsíl.	Charkhari.	Bangar.	Adjoining Bár	Chenáb.	Bár	Total Tahsíl.
Gujránwála ... ..	28 per cent.	25	22·5	...	...	26
Wazírabad ... ..	38 „	30	...	32	...	32
Háfizabad ... ..	...	26	24	29	22·5	24·5

and one-half of this in each case represented the Government share at half net assets. This fraction, applied to the value of the crops and straw on an average holding of 100 acres, after necessary deduction for fodder, gave the produce half assets for that area, and from this produce estimates were worked out for each circle as explained in para. 105. The results will be discussed in the remarks on the assessment of each circle.

110. A remarkable feature of this district is the prevalence of cash rents, which are almost unknown in adjoining districts north of the Chenáb, and are much rarer in districts south of the Rávi. In Gujránwála 40·5 per cent. of the total cultivation, in Wazírabad 31·5 per cent., and in Háfizabad 25 per cent., is held by tenants-at-will paying pure or mixed cash rents.

111. The preference of this form of rent to the ordinary "*batái*" I attribute mainly to historical causes (1) under the Cause of their prevalence in this district. Sikhs the greater part of the district was held in jagir by absentee Sardárs on condition of military service, or by officials of the Court, to whom cash payments and a fixed amount of grain were more convenient than a division of the produce which they could not themselves supervise or control; (2) in *khálsa* villages the State demand was so high under the Sikhs, and during the first years of our rule, that it absorbed all or nearly all of the profits of cultivation, and owners who had larger holdings than they could cultivate generally let out the excess to tenants for a cash rent equivalent to the State demand. There was admittedly no margin for profit rents, and it was more convenient to make the tenants pay the cash assessment than to exact a share of the crop.

112. Cash rents are ordinarily of two kinds, pure and mixed.

The pure cash rent is usually an acreage rate on unirrigated and *nahri* land, while on well lands it is a lump sum for the lease of a share in the well area and well water, one-half or one-third or one-sixth as the case may be.



The mixed or *chikota* rent is generally taken on the best well lands in the form of a fixed amount in cash in the kharif, and a fixed weight or measure of grain generally wheat, in the rabi. It is common in the Charkhari and Bangar circles of Gujranwala and Wazirabad, rare in the Adjoining Bar circles of Gujranwala, and almost unknown in Hafizabad.

113. As it is now the recognised revenue policy to fix the assessment with reference to cash rents when these are competitive and prevail over a considerable area, as being a more reliable basis than kind rents which involve several uncertain and varying elements, great pains were taken to obtain an accurate record of them. The basis of the calculation was the *khataunis* prepared at measurements, the entries in which were made after enquiry from owners and tenants, and were carefully tested by the supervising officials, by local enquiry, comparison with the *girdawari*, &c. As the people did not, in the beginning at least, understand that such rents were to be used as a basis for the assessment, I do not think any attempts were generally made to fraudulently under-state them. After settlement operations had been sometime in progress landlords here and there began to realise the significance of cash rents, and I believe in some villages, especially those owned by Khatri, Brahmins, and other capitalist landlords, deception was attempted. In writing up the village note-books I paid special attention to the rent statistics, and worked out the average cash rent for the village, which in assessing was found most useful as a check on the *jama* given by circle rates.

114. In using cash rents as a basis for assessment, the first question is are they competitive, i.e., do they represent the full letting value of the land as determined by its productive power, and modified by the demand for and supply of tenants?

In Wazirabad, where owners are numerous, holdings comparatively small, markets close, communications favourable, and the demand for land keen, it was found that the rents were fully competitive, and in the Charkhari circle were often rack-rents.

Conditions in the Gujranwala Charkhari and Bangar were similar, with this difference that holdings were larger, and tenants fewer, and rents in these two circles were on the whole found to be fairly competitive, rarely rack-rents. On the other hand in the Adjoining Bar circle of Gujranwala and over all Hafizabad tahsil it was found that the largeness of the proprietary holdings, great area of land available for cultivation, comparative scarcity of any tenants, except village menials who are allowed to hold at privileged rates, great demand for cultivators on newly opened canal lands, the want of good communications and the distance from a central market, the backward and unenlightened condition of the owners who have only recently taken to agriculture, and have not yet fully realised the extent to which the profits of land have been enhanced by high prices and more secure returns,—all these causes combined to render rents low, stationary and non-competitive. Accordingly in this latter tract the estimate based on cash rents was used rather as a corrective on the kind rent half-assets estimate than as an independent standard of assessment.

115. The next question regarding cash rents is, are they fully and punctually realised?

Enquiry on this point showed that except in parts of Wazirabad, where rents have been unduly forced up owing to the congestion of the agricultural population and in villages owned in whole or part by capitalists, cash rents over the rest of the district are on the whole decidedly moderate or low. They are however realised in full, irrespective of the nature of the harvest. In fact the owner foregoes the chance of larger profit from a kind rent to escape the risk of seasons and the trouble of supervising the division of the produce, and is content with a cash rent representing a share of the produce smaller in amount but certain and easily realised. Land is generally given out on yearly leases before the rains begin, and while the seasons are yet uncertain and the failure of the harvest is rarely a reason for foregoing or reducing the rent, any arrears being carried on to the next harvest.



116. In dealing with the figures it was observed that pure cash rents being common on the inferior soils were apt to give an under estimate of the average letting value of land, mixed or *chikota* rents which are taken on the best lands would give an over-estimate. Combining the total area and rentals of both classes and commuting the value of the grain and fodder payments in *chikota* rents, we got the total area, roughly two-fifths of the cultivation in Gujranwála, one-third in Wazirabad, one-fourth in Háfizabad, under cash rents and the total cash rents paid. This area however included mixed soils, *cháhi*, *báráni*, *nahri*, *sailába*, the *cháhi* area being far in excess of all the others combined. The cash rents for *báráni*, *nahri* and *sailába* lands were therefore ascertained from the figures for unmixed holdings in a number of average villages in each circle, and the area and rental of these soils having been eliminated from calculation, the balance represented the area and rental of *cháhi* land, from which the *cháhi* average rate was then deduced.

117. Taking one-half of the net value of kind and cash rents in each circle to represent the half-net assets, the kind and cash rent half-assets acreage rates were arrived at. There was naturally a difference greater or less between the two estimates, and the next question was how to combine them so as to get a reliable set of half-assets rates. In Gujranwála, where the difference between the estimates was small, the half-assets acreage rates were obtained by striking the mean between them, and the result was accepted by the Financial Commissioner. In Wazirabad, the difference though larger, was not considerable, and here too, I proposed to take the mean of the two sets of figures. The Financial Commissioner however, following the Commissioner's suggestions, accepted a half-assets estimate based on the application to the whole area of the lump and cash rents in the proportion in which they were found to exist over the area actually under lump and cash rents. In Háfizabad, the produce half-assets, owing to the lowness of cash rents, worked out 67·5 per cent. in excess of the cash rent half-assets, and it was found impossible to so combine them as to derive any single reliable half-asset estimate from them. The revenue rates finally proposed were about mid-way between the two.

118. Before discussing the manner in which these theoretical standards were applied in each circle, and the actual results derived from them, the assessment of pasture land, and the treatment of canal cultivation may be conveniently referred to. The previous history of assessment of waste has been given in para. 39. At the present settlement the pasture land in the Chenáb circles benefitted by river action has been assessed as a rule at 2 annas per acre, the rate fixed in the diallusion rules for pasture land which may hereafter be formed by river action, and no such area has been exempted. In the other circles in which pasture land is abundant, *viz.*, the Adjoining Bár circle in Gujranwála, the Bángar, Adjoining Bár and Bar circles in Háfizabad, the system initiated by Captain Nisbet has been maintained with some modifications. In each circle an area proportioned to the pasture requirements of the village which depends largely on the number of cattle and wells required to carry on the cultivation has been exempted from assessment. This exemption in the Háfizabad Bángar, where owing to the abundance of wells a great number of cattle are required, extends to an area equal to the area under cultivation, in the remaining three circles where *báráni* or *nahri* cultivation requiring fewer cattle is more prominent, to an area equal to half the total cultivation. The remaining area has then been assessed like cultivated land with reference to its profits from grazing, firewood, *ghi*, which have been ascertained by enquiry in the villages and comparison with the income derived by Government from the grazing leases of the rakhs for the last 30 years. The rates per acre are as follows :—

Gujranwála Adjoining Bar...	...	...	2½ annas.
Háfizabad Adjoining Bar ...	...	...	2 "
Bar ...	...	...	2 "
Bángar ...	...	...	1 anna.

The pasture land in the Bángar is as a rule highlying, sandy or damaged by *kallar*. In the other circles it is of excellent quality, and the profits in villages with large areas of excess pasture are considerable.



119. The instructions for the assessment of canal-irrigated land as laid down in Revenue Circular No. 30, is that it should be ordinarily assessed at the same rates as unirrigated land of similar quality and advantages in the same tract, leaving the advantage derived by the owners from canal irrigation to be realised by canal owner's rate. This assumes that the owner's rate, the water-rate being paid by the tenant, is paid by the owner and represents the difference to the owner between the returns from the land as unirrigated and as canal-irrigated. Both of these are very wide assumptions, and were not found to be justified by the circumstances of canal irrigation in this district.

120. The Chenáb Canal began to irrigate as an inundation canal in 1887, and up to 1892 a uniform water-rate of Rs. 2-8 per acre was levied on all crops. This was always paid by the tenant, the owner receiving his customary share of the crop as before, generally one-third in Wazirabad, one-fourth in Háfizabad. From kharif 1892 the supply was made perennial and the water-rates raised to the following scale:—

	Rs.	A.	P.	per acre.
1. Sugar cane ... ..	7	8	0	"
2. Rice ... ..	6	4	0	"
3. Tobacco, indigo melons, &c. ...	5	0	0	"
4. Cotton, fibres, maize, oilseeds and all rabi crops, except gram and masar	3	12	0	"
5. All kharif crops not specified above and gram and masar ... ..	2	8	0	"

At the same time an owner's rate of Re. 1 per acre on all land canal-irrigated in either harvest was introduced, with the concession that for 10 years only half the rate should be levied. The new scale of charges was at first received with much grumbling, and the zamíndárs asserted that the inevitable result of the great enhancement of rates would be a decrease of canal irrigation, as tenants could not be found to pay them. So far from this, however the result has been that canal irrigation in the settled villages alone in one year went up from 60,000 to about 87,000 acres, and not only have tenants been found willing to pay the enhanced water-rates, but the owners have almost without exception transferred to the tenant the burden of owner's rate as well. Looking to these facts, and also bearing in mind that the produce on *nahri* land is at present equal to and will in future exceed that of *cháhi*, that this produce is, as far as the owner's share is concerned, obtained with less labour and expense, and is much less precarious than the produce on *cháhi* and *báráni* lands, that the landlord's share in the produce is the same as on *cháhi* land, and that he has to pay no canal dues of any description, it would be manifestly an absurd and unnecessary sacrifice of land revenue to assess such land as if it were unirrigated.

121. In the Report of the Háfizabad tahsíl in which nearly all the canal irrigation lies, I therefore urged that in whatever way the question of amalgamating owner's and occupier's rates was settled, the principle of assessing *nahri* land at unirrigated rates breaks down completely, and that such land should be assessed on its merits, *i. e.*, with reference to the ordinary half assets standard, allowance being made of course for the deductions for owner's and occupier's rates. I also urged that as the Canal Department was already levying separate occupier's and owner's rates, pitched fully as high as the circumstances of the case warrant, the total assessment of *nahri* land should be regarded as a land revenue asset, otherwise as canal irrigation was driving wells out of working the land revenue demand would have to be reduced in many villages by the assessment of land formerly *cháhi* but now *nahri*, at unirrigated rates.

Furthermore as the extension of canal irrigation in Háfizabad is certain to cause large areas of waste to be broken up during the currency of settlement, I proposed that new cultivation, irrigated from the canal, and unirrigated land becoming canal irrigated, should be assessed at the ordinary *nahri* rate when it bore a crop; but that to save the people from the worry of continual enquiry and interference, this assessment should not be imposed till it exceeded Rs. 50 in any one village.



If we accept the principle of assessing at *nahri* rates new canal cultivation the logical outcome of it is that we are bound to remit (3.) Land from which irrigation may be withdrawn. the assessment on land assessed as *nahri* at settlement, which may hereafter, by shifting of water-courses or other reasons, be cut off from canal irrigation. I therefore proposed that in such cases the *nahri* assessment should be remitted when it came to Rs. 50 or to 10 per cent. of the village assessment, and the unirrigated or pasture rate imposed according as the land was cultivated as unirrigated or was used simply for pasture.

122. Another difficulty was the assessment of well, which, though in good order and fit for work, have gone out of work wholly or partly, because the owner or tenant prefers to take canal water. In the Háfizabad tahsil 320 wells or 11 per cent. of the whole were found to be in this predicament. It was argued that the possession of the wells, even when not regularly used for irrigation, is a decided advantage, as the owners are able to fall back on them when the canal supply runs short, or the canal is closed for clearances, and they can also grow certain crops, poppy, tobacco, melons, and vegetables, which could not be well grown with canal water.

I therefore proposed a small lump assessment, Rs. 10 in the Bangar, Rs. 8 in the Adjoining Bár, Rs. 6 in the Bár, to meet the cases of wells where the progress of canal irrigation had reduced the well irrigated area to less than 10 acres, such area to be assessed at dry rates, and the canal-irrigated area at *nahri* rates.

Summary of proposals regarding canal cultivation.

123. Briefly then the proposals made to cover changes, past or future, due to the canal, were:—

- (1.) That canal-irrigated land be assessed not at dry rates but on its merits, i.e., with reference to the half-assets standard.
- (2.) That as the owner's net profits from such land are not less than his profits from *chúhi* land, the rate on *nahri* land should be the same as on *chúhi*.
- (3.) That the whole of this assessment be treated as land revenue.
- (4.) That new land broken up hereafter with canal irrigation and unirrigated cultivation which may receive canal irrigation be assessed at the *nahri* rate for the circle when the amount comes to Rs. 50 in any one village.
- (5.) That the *nahri* assessment be remitted on land when it ceases to receive canal water, and the pasture or dry rate be substituted according as the land is used for pasture or dry cultivation.
- (6.) That wells, which, though workable, are thrown wholly or partly out of work by the competition of canal irrigation be assessed at a fixed lump sum to represent the well advantage, viz., Rs. 6 in the Bár, Rs. 8 in the Adjoining Bár, Rs. 10 in the Bangar.

124. These proposals, the effect of which would be to impose a fixed assessment on *existing cultivations*, and allow for all future changes due to the canal (which is the chief disturbing factor) when they exceed Rs. 50 per annum, were made with the view of giving a certain amount of elasticity to the fixed assessment and to secure for Government a share in the profits of land broken up with canal irrigation during the currency of settlement. They were thus a sort of compromise between a rigidly fixed assessment and one purely fluctuating or based on the crop statistics of each year. The latter would in theory be more suitable for the Háfizabad tahsil, but if applied to *nahri* lands, the crops on which are fairly secure, it would logically be much more necessary for the precarious *chúhi* and *báráni* lands. To extend the fluctuating system to the whole tahsil or rather to the two tahsils into which Háfizabad has now been subdivided, would involve a sweeping change of policy which at present seems unnecessary and to which the zamíndárs are almost to a man opposed.



125. The above proposals were supported by the Commissioner but were modified in some respects by the orders of the Financial Commissioner and of His Honor the Lieutenant-Governor.

The matter has been discussed at considerable length in the reviews and orders on the Háfizabad Assessment Report. The decision finally arrived at was on the following lines :—

- (1.) The principle was accepted that *nahri* land should be assessed not at dry rates but with reference to the half-assets standard.
- (2.) It was further accepted that existing *nahri* land should be assessed at the same rate as *cháhí*.
- (3.) But following the system adopted in the recently settled districts on the Bári Doáb Canal—Lahore and Amritsar—it was directed that the increased land revenue due to the assessment of *nahri* land at a wet instead of a dry rate, i.e., the difference between the two (known as the *nahri parta*) should be separately worked out in order that a credit for this amount might be given to the Canal Department. Though it is realised as land revenue and cesses are calculated on it, with reference to section 38 of Act VIII of 1873 and Revenue Circular 53, the Financial Commissioner ruled that assignees and redemptors of land revenue in this district, inasmuch as their grants were assigned, or redemptions of land revenue effected, prior to the introduction of canal irrigation, were not entitled to the *nahri parta* except in cases where they would otherwise suffer pecuniary loss by irrigation from wells or other private works having been superseded by irrigation from the canal.
- (4.) That it was inexpedient to impose the full *nahri* rate on *banjar* or *bárání* land newly irrigated from the canal during the term of settlement. As this term was limited to ten years in consideration of the rapidly developing conditions of the tahsíl, the Lieutenant-Governor considered that the imposition of a *bárání* rate on new *nahri* land, i.e., *banjar* land receiving canal water during term of settlement would be sufficient.
- (5.) That the wet assessment imposed on the existing *nahri* area of 1892-93 should be considered a fixed assessment as there is no danger of the supply of canal water failing.
- (6.) That there was no reason to impose any extra assessment in the form of a light *abiána* on wells which had been wholly or partially superseded by the canal.

125 A. The effect of the orders summarised in (4) and (5) above was to considerably limit the scope of the proposals for future fluctuation; set forth in para. 123. In fact the only respect in which fluctuation will now arise is that waste land broken up during settlement with canal water will pay the dry rate of the circle. The object of this limitation is thus stated in para. 23 of the Government review :—

“The Lieutenant-Governor may observe that by making a *nahri parta* fluctuating it seems to him that its essential character is destroyed. It is in fact reduced to something not very different from an owners' rate levied under the Land Revenue law instead of under the Canal Act, and, if it were proposed to levy such a rate, it would be a question whether there would not be the very arguments against it which have prevailed against and led to the abolition of the owners' rate, and whether accordingly the better and simpler course would not be to take an equivalent amount in the shape of an addition to the occupiers' rate.”

125 B. As a corollary to the above orders and to overcome any legal difficulties that might arise under the Canal Act by assessing at wet rates *nahri* land already paying an owners' rate in addition to the occupiers' rate, it was also decided to amalgamate the



\* Punjab Government, No. 1007, dated 16th May 1894, to Secretary, Government of India, Public Works Department.

owners' and occupiers' rate—both of which are in practice paid by the cultivator—on the old villages of the Chenáb Canal, as has recently been done on the Bári Doab.\* This measure will much simplify the accounts and demand statements and facilitate realisations.

Other differences in the system of assessment in Háfizabad.

125C. Allusion may here be made to some other respects in which Háfizabad has been treated differently from the rest of the district in the way of assessment.

(1). The question of prices generally has been alluded to in para. 105 above. In Gujránwála and Wazirabad it was accepted that for purposes of assessment the increase in prices of produce obtained by comparing the prices now assumed with those prevailing before last settlement might be estimated at 27 per cent. Later on in the orders on the Ajnála Assessment Report the principal was laid down that:—

“The comparison should be between the prices which actually ruled during the first few years of the expiring settlement when the conditions of cultivation as to extent and character approximated to those on which the assessments were based and the prices which, so far as can be judged, seem likely to prevail during the term of the new settlement.”

As regards Háfizabad the Financial Commissioners (Review, para. 7) came to the conclusion that—

“It would hardly be safe to assume that prices during the term of the new settlement will be materially higher than those which have generally prevailed during the term of the expiring settlement,”

and the Lieutenant-Governor in accepting this conclusion (para. 11 of Government orders) remarked that—

“Strange as it may seem, there has been for one purpose no rise of prices worth speaking of,”

and that the estimate to be deduced from produce rents must therefore be framed simply by applying Colonel Nisbet's rates to the cultivation of 1892-93 accordingly, this estimate will be shown for Háfizabad circle in the next chapter.

(2). The peculiar nature of the cash rents in this tract being so low and non-competitive as not to furnish an accurate measure of the profits of land and a reliable basis for a half assets estimate has been alluded to in para. 114 above, and more fully discussed in para. 127 of the Assessment Report. In para. 6 of the orders on the Assessment Report the Lieutenant-Governor remarked that for the reason given it is only natural that both kind and cash rents should run low as they do, and the fact that the latter run so much lower than the former may be due to there being an irreducible minimum, which happens to be lower in the case of the latter than of the former. This irreducible minimum happens to be one-fourth *batái* in the case of kind rents, the Government demand in the case of cash rents, and it was explained that though there is now a wide variation between the two, they were originally regarded as equivalent, the Government revenue in this tract in Sikh times having been usually one-fourth of the produce or its equivalent. The explanation of how they are still regarded as the irreducible minimum, though their relative value has now considerably altered, is to be found in the *cis inertiae* which is so powerful a force among the agricultural population, especially in backward tracts. This theory affords the most satisfactory explanation of the phenomenon that the two rents—one-fourth *batái* and the Government demand—are still looked on as equivalent, and as the minimum rent with which a landlord will be content. On the consideration of the whole question the Lieutenant-Governor agreed (para. 9) that—

“Cash rents here do not afford a fair introduction of the profits of cultivation and that we cannot take them in any sense as a standard in assessing our revenue.”



(3). The next point of difference is as regards the term of assessment. In Gujránwála and Wazírabad the assessment was sanctioned provisionally for 20 years. In this tahsíl the Commissioner proposed to limit it to ten years, as it was impossible to forecast what the effects of the canal will be on rents, wells and population, and to what extent prices will be affected when the projected Rechna Railway becomes a *fait accompli*.

This proposal was accepted and the assessment has been given out for ten years only.

## CHAPTER V.

### METHODS AND RESULTS OF REASSESSMENT.

126. Having now discussed the principles of assessment and the methods employed, their application to each circle may be considered. The Assessment Reports were submitted, the orders of Government received, and the new assessment introduced on the following dates :—

Tahsíl.	Date of report.	Number and date of Government letter sanctioning the assessment.	New assessment introduced from
Gujránwála ... ..	25th March 1891 ...	No. 208, dated 18th December 1891.	Kharif, 1892.
Wazírabad ... ..	28th January 1892 ...	No. 120, dated 19th November 1892.	Ditto.
Háfizabad... ..	6th June 1893... ..	No. 156, dated 19th February 1894.	Rabi, 1894.

127. The Gujránwála tahsíl being the simplest, having no dialluvion tract and no canal irrigation was the first to be dealt with. As measurements had not been completed when the report was submitted, I proposed to take the average of the crop statistics for the five years 1885-86—1889-90, as the basis of the assessment, but the Financial Commissioner directed that the rates sanctioned should be applied to the figures for the most recent year, 1889-90. In working out the village assessments the statistics of the new measurements as shown in Statement B. were adopted, and this explains the difference between the area figures now quoted and those given in the Assessment Report. As explained in para. 11, the tahsíl has now been divided into three well marked assessment circles, the leading statistics of which at the last and present settlements are given in the following table :—

Name of Circle.	No. of Estate.	Settlements.	Total area.	Unculturable.	Culturable.	Cultivated.	Chahi.	Abs.	Barani.	Wells.	Jama.
Charkhari ...	204	Revised Settlement, 1867-68.	223,083	61,140	16,017	112,926	98,838	551	14,035	2,723	1,32,102
		New Settlement, 1890-92.	219,463	20,360	68,080	130,423	111,359	598	18,466	3,091	1,41,617
Bángar ...	169	Revised Settlement, 1867-68.	107,887	38,874	42,320	94,684	68,370	191	26,123	1,577	86,399
		New Settlement, 1890-92.	161,634	10,352	42,829	111,453	76,597	96	34,520	1,717	92,281
Adjoining Bár	75	Revised Settlement, 1867-68.	102,579	13,915	48,852	39,792	20,383	127	10,282	456	26,050
		New Settlement, 1890-92.	69,860	5,514	38,107	59,239	24,640	40	31,559	615	30,048
Total Tahsíl ...	448	Revised Settlement, 1867-68.	493,529	116,929	137,198	247,402	187,591	869	59,140	4,736	2,14,551
		New Settlement, 1890-92.	483,957	36,226	119,616	293,115	212,636	734	84,545	5,326	2,63,940
											new, 3,28,612

so that in the interval cultivation had increased 20 per cent., wells 13 per cent., and the assessment had been raised 8 per cent., by progressive or prospective enhancement.



rage well area—48 acres—is far in excess of what a well water level averaging 45 feet, the cultivation on the wells on rain. The rainfall is less than in the other circle and 16 inches. The soil is however decidedly superior, an easily worked, and so retentive of moisture that unirrigated a light rainfall. The quality and outturn of these at in the other circle; less *moth* and *mung* are grown, wheat, and gram. On the wells however the proportion rops, cane, rice, maize, is much less than in the Charkhari tturn poor.

body is strong, chiefly Jat Sikhs, of fine physique and paratively free from debt, and derives a considerable in- the army or police. Great numbers of them have taken lonists on the Chenáb Canal. Holdings are fairly large, the average area of cultivation per owner being 10 acres. Owners cultivate 44 per cent. of the area themselves and there is still plenty of room for expansion as 38 per cent. of the area is culturable. Only one-sixth of the cultivation has been alienated—9 per cent. sold, 7 per cent. mortgaged—and 40 per cent. of this has passed to agriculturists. Owing to the large margin of available land, the comparative scantiness of the population and the great expense of working the wells, for each of which 8 yokes of oxen or buffaloes are required, the owner's net share is much lower than elsewhere, only 22·5 per cent. of the gross produce. The circle is on the whole a decidedly prosperous one, though the small rainfall and the great area of unprotected cultivation cause considerable fluctuations in agriculture from year to year.

133. The demand on cultivation brought out by the various standards of assessment applied to the statistics of new assessment is :—

	Rs.
1. Cash rent half assets ... ..	44,500
2. Produce rent half assets ... ..	48,500
3. One-sixth gross produce ... ..	68,500
4. Rates of last settlement plus 27 per cent. for increase of price ... ..	44,640

so that there is a pretty close agreement between (1), (2) and (4), while (3) is obviously inapplicable as half the owner's share is not one-sixth but only one-ninth. As rents were not fully competitive and were certain to rise with an enhanced assessment, I proposed to assess fully up to the half assets rates—Irrigated Re. 1-1-4, unirrigated ten annas, obtained by taking the mean of the produce half assets, and the cash rent half assets—and as in the Bangar, to apply these rates to the average cultivation of the preceding five years so as to allow for fluctuation of cultivation. This would bring out a demand of Rs. 43,000 on the cultivation. The excess pasture land, which after exempting an area equal to half the area under cultivation came to 20,000 acres, I proposed to assess at two and a half annas per acre, giving a further demand of Rs. 3,125, or a total of Rs. 46,125 for the circle. The Financial Commissioner agreeing with the Commissioner decided that considering the difficulties and expenses of well irrigation and the large area per well Re. 1 was a high enough *cháhi* rate, and nine annas was enough for unirrigated land, considering the scanty rainfall. These rates he directed to be applied to the area figures of 1889-90 (the irrigated area being corrected by reducing it to 39 acres per well) which would give a demand of Rs. 40,500 on cultivation. The proposals for assessing pasture be sanctioned, limiting the demand to Rs. 3,000.

The Lieutenant-Governor went even further, remarking that the *cháhi* rate was rather high even at Re. 1 per acre, that the assessment on *cháhi* land should be somewhat below rates, and that the total assessment for the circle should not exceed Rs. 42,000, part of the enhancement being postponed for five years in any village where it might be difficult to take the whole enhancement at once. The sum of the village assessment comes to Rs. 43,426, viz., cultivation Rs. 41,781, pasture Rs. 1,745, giving an enhancement of 45 per cent. on the old



assessment, an incidence of 12 annas 5 pies per cultivated acre including med of 11 annas 11 pies excluding pasture assessment. The new demand is undoubtedly moderate, and it was found necessary to defer only Rs. 1,050 of the enhancement for five years. This will be realized from Kharif 1897. Suspensions of the demand will be necessary if there is a serious failure of two successive harvests. Remissions will rarely be necessary as the tract has great recuperative power and rallies very rapidly even after the severest drought.

Results for tahsíl Guj-  
ránwála.

134. The results of reassessment for the whole tahsíl are brought out in the following table:—

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Circle.	REVENUE BEFORE REVISION.		ESTIMATES FOR RE-ASSESSMENT.			Old rates plus 27 per cent.	Assessment proposed by Settlement Officer.	Assessment sanctioned by Financial Commissioner.	Assessment finally sanctioned by Government.	Assessment as given out and realised.	Rate per acre.	INCREASE.	
	Amount.	Rate per acre.	Cash rent half assets.	Kind rent half assets.	One-sixth gross produce.							Amount.	Per cent.
	Rs.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.	Rs.	Per cent.
Charkhari ...	1,41,617	1 1 0	1,84,000	2,00,000	2,33,000	2,20,216	1,80,000	1,80,000	1,74,000	1,74,868	1 5 4	33,240	24
Bangar ...	92,281	0 13 9	1,22,000	1,22,500	1,52,000	1,32,000	1,10,477	1,08,000	1,08,000	1,10,320	0 15 11	18,030	20
Adjoining Bár ...	30,048	0 8 10	44,500	48,500	68,500	44,640	40,125	43,500	42,000	43,428	0 12 5	13,378	45
Total Tahsíl ...	2,63,946	0 14 2	3,50,500	3,71,000	4,53,500	3,96,856	3,30,602	3,31,500	3,24,000	3,28,616	1 1 8	64,668	24

Judged by the standard of the cash rent and produce rent half assets, which are the two safest tests, the assessment imposed is a full one, as it amounts to 94 per cent. of the former and 88 per cent. of the latter. The sum of the village assessments is about Rs. 8,000 below my original proposals which would have given an enhancement of 27·5 per cent., while the *jama* sanctioned by Government Rs. 3,24,000 would have given only 22·5 per cent. Notwithstanding the close approximation to the half assets standard I think the assessment is decidedly moderate. Prior to reassessment rents were low though fairly competitive and there was a considerable margin for enhancement without any approach to rack-renting. Accordingly I found in distributing the assessments that cash rents had been generally raised almost in proportion to the increase in the revenue. Of the total demand Rs. 3,041 is progressive, *viz.* :—

(1). Rs. 1,050 in 8 estates in the Adjoining Bár circle, where the whole enhancement could not be taken at once, has been deferred to Kharif 1897.

(2). Rs. 1,991 has been deferred on account of protective well leases.

135. Twenty-seven estates applied under Section 52, Land Revenue Act, for a reconsideration of the assessment. These were generally owned by capitalist landlords who on principle object to every executive order affecting them. All the applications were rejected. There were ten appeals to the Commissioner and two to the Financial Commissioner, all of which but one were rejected, and in that case, Sádhoke, the Commissioner reduced the demand from Rs. 350 to Rs. 325. The village assessments were subjected to a very severe scrutiny by the Officiating Commissioner, Mr. Ibbetson, who knew the district thoroughly. He called for the Note-books of 104 villages and after verbal discussion with me reduced the assessment in five villages by Rs. 195. His opinion, which is also mine, was that in many cases, notably in the Charkhari and Bangar circles, the village assessments might well have been higher, but that this was the result of the orders received. The assessment was to have been announced from Kharif 1891, but as that harvest and the following rabi were among the worst on record, with the sanction of Government it was deferred to Kharif 1892.



wells. But as the average well area—48 acres—is far in excess of what a well can command with a water level averaging 45 feet, the cultivation on the wells is largely dependent on rain. The rainfall is less than in the other circle and may be estimated at 16 inches. The soil is however decidedly superior, an excellent loam, cool, easily worked, and so retentive of moisture that unirrigated crops thrive with even a light rainfall. The quality and outturn of these crops is superior to that in the other circle; less *moth* and *mung* are grown, more *jowár*, gram and wheat, and gram. On the wells however the proportion of valuable irrigated crops, cane, rice, maize, is much less than in the Charkhari or Bangar, and the outturn poor.

The proprietary body is strong, chiefly Jat Sikhs, of fine physique and great enterprise, comparatively free from debt, and derives a considerable income from service in the army or police. Great numbers of them have taken up land as peasant colonists on the Chenáb Canal. Holdings are fairly large, the average area of cultivation per owner being 10 acres. Owners cultivate 44 per cent. of the area themselves and there is still plenty of room for expansion as 38 per cent. of the area is culturable. Only one-sixth of the cultivation has been alienated—9 per cent. sold, 7 per cent. mortgaged—and 40 per cent. of this has passed to agriculturists. Owing to the large margin of available land, the comparative scantiness of the population and the great expense of working the wells, for each of which 8 yokes of oxen or buffaloes are required, the owner's net share is much lower than elsewhere, only 22·5 per cent. of the gross produce. The circle is on the whole a decidedly prosperous one, though the small rainfall and the great area of unprotected cultivation cause considerable fluctuations in agriculture from year to year.

133. The demand on cultivation brought out by the various standards of assessment applied to the statistics of new assessment is :—

	Rs.
1. Cash rent half assets ... ..	44,500
2. Produce rent half assets ... ..	48,500
3. One-sixth gross produce ... ..	68,500
4. Rates of last settlement plus 27 per cent. for increase of price ... ..	44,640

so that there is a pretty close agreement between (1), (2) and (4), while (3) is obviously inapplicable as half the owner's share is not one-sixth but only one-ninth. As rents were not fully competitive and were certain to rise with an enhanced assessment, I proposed to assess fully up to the half assets rates—Irrigated Rs. 1-1-4, unirrigated ten annas, obtained by taking the mean of the produce half assets, and the cash rent half assets—and as in the Bangar, to apply these rates to the average cultivation of the preceding five years so as to allow for fluctuation of cultivation. This would bring out a demand of Rs. 43,000 on the cultivation. The excess pasture land, which after exempting an area equal to half the area under cultivation came to 20,000 acres, I proposed to assess at two and a half annas per acre, giving a further demand of Rs. 3,125, or a total of Rs. 46,125 for the circle. The Financial Commissioner agreeing with the Commissioner decided that considering the difficulties and expenses of well irrigation and the large area per well Re. 1 was a high enough *cháhi* rate, and nine annas was enough for unirrigated land, considering the scanty rainfall. These rates he directed to be applied to the area figures of 1889-90 (the irrigated area being corrected by reducing it to 39 acres per well) which would give a demand of Rs. 40,500 on cultivation. The proposals for assessing pasture be sanctioned, limiting the demand to Rs. 3,000.

The Lieutenant-Governor went even further, remarking that the *cháhi* rate was rather high even at Re. 1 per acre, that the assessment on *cháhi* land should be somewhat below rates, and that the total assessment for the circle should not exceed Rs. 42,000, part of the enhancement being postponed for five years in any village where it might be difficult to take the whole enhancement at once. The sum of the village assessment comes to Rs. 43,426, viz, cultivation Rs. 41,781, pasture Rs. 1,745, giving an enhancement of 45 per cent. on the old



assessment, an incidence of 12 annas 5 pies per cultivated acre including 11 annas 11 pies excluding pasture assessment. The new demand is moderately moderate, and it was found necessary to defer only Rs. 1,050 for five years. This will be realized from Kharif 1897. The balance of the demand will be necessary if there is a serious failure of harvests. Remissions will rarely be necessary as the tract has fertile power and rallies very rapidly even after the severest drought.

Results for tahsil Guj.  
rânwâla.

134. The results of reassessment  
tahsil are brought out in the following table :

1	2	3	4	5	6	7	8	9	10	11			
Circle.	REVENUE BEFORE REVISION.		ESTIMATES FOR RE-ASSESSMENT.			Old rates plus 27 per cent.	Assessment proposed by Settlement Officer.	Assessment sanctioned by Financial Commissioner.	Assessment finally sanctioned by Government.	Assessment as given out and realised.	Rate per acre.	Amount.	Per cent.
	Amount.	Rate per acre.	Cash rent half assets.	Kind rent half assets.	One-sixth gross produce.								
	Rs.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.	Rs.	Per cent.
Charkhari ... ..	1,41,617	1 1 0	1,54,000	2,00,000	2,33,000	2,20,216	1,80,000	1,80,000	1,74,000	1,74,800	1 5 4	33,240	24
Bangar ... ..	92,281	0 13 9	1,22,000	1,32,500	1,52,000	1,32,000	1,10,477	1,08,000	1,08,000	1,10,320	0 15 11	18,039	20
Adjoining Bár ... ..	30,048	0 8 10	41,500	48,500	68,500	64,640	48,125	43,500	42,000	43,428	0 12 5	13,378	45
Total Tahsil ... ..	2,63,946	0 14 2	3,16,500	3,71,000	4,53,500	3,86,856	3,30,602	3,31,500	3,24,000	3,28,612	1 1 5	64,668	94

Judged by the standard of the cash rent and produce rent half assets, which are the two safest tests, the assessment imposed is a full one, as it amounts to 94 per cent. of the former and 88 per cent. of the latter. The sum of the village assessments is about Rs. 8,000 below my original proposals which would have given an enhancement of 27·5 per cent., while the *jama* sanctioned by Government Rs. 3,24,000 would have given only 22·5 per cent. Notwithstanding the close approximation to the half assets standard I think the assessment is decidedly moderate. Prior to reassessment rents were low though fairly competitive and there was a considerable margin for enhancement without any approach to rack-renting. Accordingly I found in distributing the assessments that cash rents had been generally raised almost in proportion to the increase in the revenue. Of the total demand Rs. 3,041 is progressive, viz. :—

(1). Rs. 1,050 in 8 estates in the Adjoining Bár circle, where the whole enhancement could not be taken at once, has been deferred to Kharif 1897.

(2). Rs. 1,991 has been deferred on account of protective well leases.

135. Twenty-seven estates applied under Section 52, Land Revenue Act, for a reconsideration of the assessment. These were generally owned by capitalist landlords who on principle object to every executive order affecting them. All the applications were rejected. There were ten appeals to the Commissioner and two to the Financial Commissioner, all of which but one were rejected, and in that case, Sálhoke, the Commissioner reduced the demand from Rs. 350 to Rs. 325. The village assessments were subjected to a very severe scrutiny by the Officiating Commissioner, Mr. Ibbetson, who knew the district thoroughly. He called for the Note-books of 104 villages and after verbal discussion with me reduced the assessment in five villages by Rs. 195. His opinion, which is also mine, was that in many cases, notably in the Charkhari and Bangar circles, the village assessments might well have been higher, but that this was the result of the orders received. The assessment was to have been announced from Kharif 1891, but as that harvest and the following rabi were among the worst on record, with the sanction of Government it was deferred to Kharif 1892.



## TAHSIL WAZIRABAD.

136. The Wazirabad tahsíl, lying between Gujranwála on the south, the Chenáb on the north, the Daska tahsíl of Sialkot on the east, and Háfizábad on the west, is a compact tract of rectangular form. It is the smallest and most highly developed of the three tahsíls, with an area of about 450 squares miles, of which 56 per cent. is under cultivation, 82 per cent. being protected by wells, and 28 per cent. is culturable waste. Agriculture is more secure and the competition for land and the profits higher than in Gujranwála. The average rainfall is 22 inches.

The tahsíl is well off in the way of communications and markets, being traversed by the Grand Trunk Road and Main Line of the North-Western Railway, also by the branch line from Wazirabad to Jammu, and is held chiefly by Musalmán Jats, Chimas and Chathas,—the former industrious and excellent cultivators, the latter plodding, but rather apathetic and unenterprising. Like Gujranwála, the tahsíl naturally subdivides itself into three well-defined tracts or assessment circles, of which two, *viz.*, the Charkharí on the east side adjoining Sialkot and the Bangar on the west adjoining Háfizabad are counterparts of the corresponding circles in Gujranwála, while the influence of the river gives rise to the third circle known as the Chenáb.

137. The leading area statistics of these circles and of the whole tahsíl according to the last and the present settlement are given in the following table:—

Circle.	No. of estates.	Detail of Settlement.	Total area.	Unculturable.	Culturable.	Cultivated.	Cháhi.	Abi.	Bárdni.	Nahri.	Sailab.	Wells.	Jama.
Charkharí ...	115	Revised Settlement, 1897-98.	106,435	27,127	15,438	83,870	59,073	171	4,024	...	...	1,778	95,503
		New measurement, 1890-92.	105,609	17,516	15,709	72,442	67,834	70	4,539	...	...	1,901 { old 98,783 new 122,222	
		Revised Settlement, 1897-98.	110,137	46,477	17,288	46,392	40,293	1	6,093	...	...	975	48,345
Bangar ...	85	New measurement, 1890-92.	108,338	10,852	41,506	55,888	40,835	202	6,209	2,581	...	1,105 { old 51,091 new 64,008	
		Revised Settlement, 1897-98.	74,443	28,068	18,247	30,120	13,402	51	2,270	...	14,367	587	34,354
		New measurement, 1890-92.	74,275	10,280	22,115	32,880	14,862	234	1,678	...	16,078	695 { old 36,226 new 48,408	
Chenáb ...	87	Revised Settlement, 1897-98.	291,014	101,870	48,053	140,391	113,463	223	12,387	...	14,387	3,340	178,292
		New measurement, 1890-92.	282,280	47,850	70,420	161,210	120,561	500	12,435	2,684	16,078	3,701 { old 186,100 new 232,038	
Total Tahsíl ...	287												

It appears from these figures which are taken from Assessment Statement B. and therefore differ slightly from the figures given in the Assessment Reports, that since last settlement cultivation had increased 15 per cent., wells 14 per cent., while the assessment had been raised progressively by 4·5 per cent.

## CHARKHARI CIRCLE.

138. If the strip along the river on the north forming the Chenáb circle be excluded, the Charkharí circle with 115 villages embraces the eastern half of the tahsíl, which is by far the richest and most highly developed portion. Since last settlement cultivation has increased 13·5 per cent., wells 12 per cent., population 18 per cent. Population is dense,—788 per square mile of cultivation—and entirely rural. Along the Daska border congestion with its usual accompaniments, rack rents and transfer of land to money-lenders is common, but something has been done to relieve this by grants of land on the Chenáb Canal. Agriculture is very intense and secure; 93 per cent. of the cultivation is protected by wells, the average well area being 33 acres, and as the water level is only 25 feet and the rainfall (25 inches) fairly certain, this is not more than a well can efficiently command; in fact 34 acres of *cháhi* crops are raised per well. Double-cropping is common, 100 acres of cultivation yielding 110 acres of harvested crops, and the proportion of first class crops, cane, cotton, maize, rice, wheat, is high. The great drawback is the want of pasture, to make up for which nearly one-sixth of the area has to be put under fodder crops and cultivation has now almost reached its limit. The soil is either a good stiff clay or a fertile loam. Since



last settlement the assessment had been raised 4 per cent. by progressive *jamas*. Owners, chiefly Jat Chimas—though industrious are not thrifty, and since last settlement 13 per cent. of the cultivation has been sold, 18 per cent. mortgaged—half the sales and three-fourths of the mortgages having been to money-lenders who hold now over one-fifth of the cultivated area.

Demand by the various standards of assessment.

139. The various standards of assessment would bring out the demand as follows:—

	Rs.
(1) Cash rents half assets ... ..	1,54,000
(2) Produce rents half assets ... ..	1,67,000
(3) One-sixth from produce ... ..	1,71,000
(4) Old rates plus 27 per cent. for increase of prices ...	1,33,000

After comparison with the corresponding circles in Gujranwála and Daska tahsils, I proposed the following rates:—*Cháhi* Rs. 1-12-0, *bárání* Re. 1, which would bring out a demand of Rs. 1,22,583, an enhancement of about Rs. 24,000 or 24 per cent. on the former *jama*, but with regard to the general circumstances of the tract, and especially to the fact that the smallness of the holdings and competition for land had forced up rents excessively, I recommended that the enhancement should be limited to Rs. 1,20,000. The rates were accepted by the Financial Commissioner and by Government, but I was directed to work up to the total assessment brought out by them. The sum total of the village assessments come to Rs. 1,22,222, an increase of about Rs. 23,500 or 24 per cent. on the old demand of Rs. 98,733. Compared with the cash and produce rent standards the assessment may seem light, but rents in this circle owing to the pressure of population and the demand for land are very high competition rents, which are at times paid with great difficulty, and in the Lieutenant-Governor's words "this consideration conveys a further warning against approaching more nearly to the half-asset estimate than the Financial Commissioner proposes to do." The new demand is I think a fair one, and agriculture is so secure in this circle that suspension or remission will hardly ever be required except in case of damage by hail or floods.

#### BANGAR CIRCLE.

140. The Bángar of Wazirabad, containing 85 estates, embraces the western half of the tahsíl—the river tract on the north being excluded—and is in nearly all respects analogous to the circle of same name in Gujranwála. It is intersected by the main supply channel of the Chenáb Canal, and at measurements about 2,584 acres were canal-irrigated in 12 estates. As the circle lies near the head of the canal, irrigation except by lift is difficult and is given only in the *klarí*—rice of inferior quality being the chief crop. The circle being fairly protected by wells no extension of canal-irrigation is contemplated, and in accordance with the orders in Revenue Circular 30 the *nahri* area was assessed at dry rates, provision being however made that a special *nahri* rate might be subsequently imposed under the orders of Government. Since last settlement cultivation had increased 21 per cent., wells 14 per cent., while progressive assessments had raised the demand by 7 per cent., viz., from Rs. 47,595 to Rs. 51,091.

The prevailing soils are a light loam, very sensitive to drought on the south-west, and in the centre and north a stiffish clay, in parts impregnated with *kallar*, difficult to work and requiring constant irrigation. The soil is perhaps inferior to that of the Gujranwála Bangar, but the Wazirabad circle is superior in other respects; water is nearer the surface, 28 feet against 37 in Gujranwála; the landlord's share of the crop is higher, 30 per cent. against 25 in Gujranwála, the rainfall is somewhat heavier, the fluctuations in agriculture from year to year are less, and the half-net assets consequently work out higher. Eighty-four per cent. of the cultivation is attached to wells, giving an average of 43·5 acres per well. This is far beyond the irrigating capacity of a well, and in practice the area well advantaged, i.e., on which irrigated crops are raised, comes to only 36 acres per well; and the success of the crops on this area is largely dependent on the well water being supplemented by rain. On 100 acres of cultivation 99 are sown, of which 4 fail and 95 come to maturity. The proportion of valuable crops is.



rather low, *moth*, *mung* and *jowár* in the kharíf, barley and gram in the rabi, covering over one-third of the area. Owners—chiefly Mussalmán Jats—are thriftless and only middling cultivators. Since last settlement 23·5 per cent. of the cultivation has changed hands—11 per cent. sold and 12·5 per cent. mortgaged,—and most of this has gone to money-lenders. However, holdings are large, the average unencumbered area of cultivation per owner being 13 acres. Though 37 per cent. of the total area is shown as culturable, most of this is bad *kallar*, which would hardly repay the cost of cultivation, and no great extension can therefore be counted on.

Demand by the various standards of assessment.

141. The various standards of assessment—*nahri* land being treated as *bárání* bring out the following demand :—

	Rs.
(1) Cash rent half assets ... ..	64,533
(2) Produce rent, &c. ... ..	82,467
(3) One-sixth gross produce ... ..	92,000
(4) Old rates plus 27 per cent. ... ..	71,000

The assessment I proposed was Rs. 63,091, which comes very close to the cash rent estimate, and would give an enhancement of Rs. 12,000 or 24 per cent., and the rates suggested to bring out this demand were—*cháhi* Re. 1-5-0, *bárání* and *nahri* 11 annas; the *cháhi* rate to be applied not to the recorded *cháhi* area averaging 43·5 acres per well, but to the area on which *cháhi* crops are actually grown, averaging 36 acres per well. The Financial Commissioner and Lieutenant-Governor while approving of the rates directed that the full assessment brought out by them, Rs. 63,800 should be taken, and that the *cháhi* rate should in distributing the assessments be applied to the whole area recorded as *cháhi*, being lowered to the extent necessary where the well areas exceeded the irrigating capacity. The sum of the village assessments comes to Rs. 64,006, an increase of about Rs. 13,000 or 25 per cent. on the old demand. Applying the old rate plus 27 per cent. the standard of assessments in the Báugar and Charkhari is nearly the same, but judged by the cash rent half assets the assessment is relatively much higher here than in the Charkhari. The explanation of this is, that in the Báugar, land being more plentiful, while the demand for it is less keen, rents have not been forced up by competition to the same standard as in the Charkhari, and the cash rent estimate may therefore be safely approached in the Báugar, while an attempt to assess nearly up to it in the Charkhari would involve the risk of over-assessment.

The new demand is moderate, and as agriculture in this circle is largely protected by wells and fairly secure, suspensions or remissions should rarely be necessary, except in case of a prolonged drought or serious agricultural calamity.

#### CHENAB CIRCLE.

142. The Chenáb circle is the belt of land fringing the left bank of the river and more or less affected by its action. It contains 67 estates with one-fourth of the total area, and is about 30 miles in length, while the width varies from two to six miles, according to the distance of the high bank from the river, and averages four miles.

Forty-six per cent. of the cultivation is irrigated from wells, 5 per cent. is *bárání*, 49 per cent. benefits by river inundations (*sailába*). Cultivation has increased 11 per cent., wells 18 per cent., and the assessment by 6 per cent., since last settlement. The well cultivation is very superior, and the cost is less than in other circles as the water level is only 12 to 24 feet; fewer cattle are required, and most villages have good pasture land along the river bank. The average well area is only 22 acres, so irrigation is very efficient. The inundated (*sailába*) land is for the most part rather poor and light, and owing to the set of the river to the Gujrát bank the floods are irregular and their action is supplemented where possible by wells.

*Owners.*—Climas, Chathás, Varaichs, Tárars in the villages; and in the three towns of Wazírabád, Rámnagar and Sodhra (which between them include one-fifth of the total cultivation), Khatrís, Arorás, Kázís, &c., are numerous,



holdings are small—the average area of cultivation per owner being only 6 acres,—the competition for land keen and the level of industry high. Twelve per cent. of the cultivation has been sold, and 13 per cent. mortgaged since last settlement, money-lenders as usual having acquired the lion's share. On an average of years 100 acres of cultivation yield 103 of crops, *rabi* crops predominating. There is still a good deal of culturable land, but this consists mainly either of expanses of *kallar* in the uplands above the high bank, or sandy deposits near the river suitable only for grazing.

Demand by the various standards of assessment.

143. Taking as before the four standards which are a guide to assessment the demand comes out—

						Rs.
(1)	Cash rent half assets	...	...	...	...	55,000
(2)	Produce rent	...	...	...	...	58,000
(3)	One-sixth gross produce	...	...	...	...	60,000
(4)	Old rates plus 27 per cent.	...	...	...	...	46,000

I proposed an assessment of Rs. 43,226, giving an increase of Rs. 7,000, or nearly 20 per cent. on the former demand; and the rates I proposed were *cháhi* Rs. 1-10-0, *sailába* Rs. 1-1-0, *bárání* 12 annas.

The Financial Commissioner and Lieutenant-Governor, following the Commissioner's recommendations, raised the *cháhi* rate to Rs. 1-12-0, the same as in the Charkhari, the result of which was to raise the assessment to Rs. 44,774. This was certainly justified. In giving out the assessments I found it possible and proper to assess the town lands in the vicinity of Wazirabad, Rámnagar and Sodhra considerably higher than I had at first anticipated, and the sum total of the village assessments comes to Rs. 46,408, an increase of 28 per cent. and of over Rs. 10,000 on the former assessment.

144. The final results for the whole tahsíl, showing the new demand and incidence as contrasted with the previous land revenue and the standards of assessment is shown in the following table:—

Circle.	REVENUE BEFORE REVISION.		ESTIMATE FOR RE-ASSESSMENT.			Old rates plus 27 per cent.	Assessment proposed by Settlement Officer.	Assessment sanctioned by Financial Commissioner and Government.	Assessment as given out.	Rate per acre.	INCREASE.	
	Amount.	Incl. dence.	Cash rent half assets.	Kind rent half assets.	1/6th gross produce.						Amount in rupees.	Per cent.
		Rs. A. P.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs.	Rs. A. P.		
Charkhari ...	98,783	1 5 9	1,54,000	1,67,000	1,71,000	1,33,000	1,18,783	1,22,583	1,22,222	1 11 0	23,439	24
Bángar ...	61,001	0 14 6	65,000	62,000	92,000	71,000	63,091	63,800	64,008	1 2 4	12,917	25
Chenáb ...	36,226	1 1 8	55,000	58,000	60,000	46,000	43,226	44,774	46,408	1 6 7	10,182	28
Total Tahsíl.	1,86,100	1 2 2	2,74,000	3,07,000	3,23,000	2,60,000	2,26,100	2,31,157	2,32,638	1 7 1	46,538	26

There are no progressive assessments, but Rs. 1,055 have been deferred on account of protective well leases.

Judged by statistics alone, the assessment imposed is a moderate one, substantially lower than that of Gujránwála, as it comes to only 85 per cent. of the cash rent half assets, 76 per cent. of the kind rent half assets, 72 per cent. of the estimate obtained by taking one-sixth of the gross produce.

Comparison with Gujránwála tahsíl.

145. My own belief, however, is that the assessment is relatively higher than that of Gujránwála, which on paper is a very full assessment.

One evidence of this is that the new assessment in this tahsíl comes to 93 per cent. of the demand calculated by applying the rates of last settlement and adding 27 per cent. for increase of prices, whereas the Gujránwála assessment comes to only 83 per cent. of the same standard. The reason for this discrepancy between the results as shown on paper and the results as they affect the people, is that in Wazirabad the standard of cash and kind rents is much higher than in Gujránwála not so much on account of the difference of outturn as of the greater competition for land.



As explained in para. 49 of the Wazirabad Report, the scale of cash rents is largely a question of time and place, and depends much more on the competition for land by tenants as determined by the laws of supply and demand, than on the actual fertility or produce of the land.

"In the Wazirabad Charkhari the outturn is not very much superior to that of the Gujranwala circle, not more than 20 per cent. at the outside, while cash rents are 45 per cent. higher, the main reason being I believe that in Gujranwala the competition is among landlords to secure tenants, in Wazirabad among the tenants to secure land to cultivate."

The principle to be kept in view in dealing with facts of this nature was laid down in para. 11 of the Lieutenant-Governor's orders on the assessment.

"In order to be able safely to assume that the assets of which we take half are correctly indicated by the rents paid on the portion of the land let to tenants, we must be sure that the rents paid by such tenants are fair rents and not rack rents or anything approaching thereto, and when we find that the portion of the cultivated area let to tenants on which we base our asset estimate (in this case 31·5 per cent. of the cultivated area) is let at very high rents we cannot safely apply the asset estimate based on these rents to the rest of the land without making considerable allowances. No doubt those who actually receive those very high rents might fairly be called upon to pay a full half of them as revenue, but in order to discriminate between them and the *khud kásht* proprietors, we should have to abandon our present system of village settlements and make something of the nature of a *rystwóri* settlement, a course which no one would propose in a case like this when we find that we can fairly and properly take from the tahsil as a whole as much as 84 per cent. of the (cash rent) half asset estimate."

146. The assessments were given out in December 1892 and realized with effect from the kharif of that year. They were favourably received by the people. Out of 266 estates only six put in objections or applications for reconsideration of assessment, of which four were from capitalist owners. In two cases I reduced the assessment slightly on review, viz. :—

Introduction of new assessment and objections or appeals therefrom.

Mardeko, from Rs. 2,100 to Rs. 2,000, Haripur, from Rs. 650 to Rs. 600. Four appeals were preferred to the Commissioner and two to the Financial Commissioner by the capitalist owners, all of which were rejected.

#### TAHSIL HAFIZABAD.

147. The old Hafizabad tahsil, now sub-divided into the two tahsils of Hafizabad and Khanga Dogran, is much larger than the other two tahsils together. Being the most backward in development and presenting a very wide variation of agricultural conditions, the problem of assessment was much more difficult than in the secure and long settled Gujranwala and Wazirabad tahsils.

General description.

Excluding the great block of Government waste on the south-west which has now been parcelled out into Government estates and allotted for cultivation to tenants and lessees holding direct from Government or to auction purchasers, the area dealt with comprising 518 estates, of which 13 are Government property came to 881,563 acres or about 1,378 square miles. Of this only 38 per cent. is under cultivation, 6 per cent. is unculturable waste, 56 per cent. is culturable. The general features of the tract have been described in Chapter I. The introduction of canal irrigation in recent years has wrought a great change, giving a great stimulus to agriculture and converting the profitless wastes of the Bar into rich plains of cultivation.

Though the tract is developing by leaps and bounds, conditions are still in a transition stage, and it is difficult to forecast the extent to which they will be affected by the Chenab Canal.

From its opening in 1887 up to Kharif 1892 the canal was an inundation work, the supply was always liable to run short at a critical time and failure of the crop was common. Since Kharif 1892 the supply has been made perennial, and since then the results of irrigation have been most satisfactory. The irrigation has not however been on a permanent footing long enough to have its effects clearly marked.



The statistics of crop experiments, crop results, &c., on which I had to work were largely those of the inundation canal, and when I came to make the assessment I found that agricultural conditions always slow to move, had not yet adjusted themselves to the change from an inundation to perennial work.

The defective communications and the distance from a good market are the great drawbacks to prosperity. The people have now to meet large cash demands averaging Rs. 5 per acre on canal-irrigated lands. The produce is certain and ample, but there is little local demand, and until measures be taken to connect the tract with the central markets, or the seaboard by a railway or steam tramway, it will be very difficult to dispose of the surplus stocks from which the revenue and canal demands have to be paid.

148. Measurements were completed between 1890 and 1892, but as there was a steady increase of cultivation proceeding *pari passu* with the extension of the canal, it was considered advisable to obtain the most recent data for assessment. A supplementary survey of the new land broken up after measurements was made in March 1893, and the proposals for assessment were based on the area statistics as then ascertained. The *jamabandi* of 1892-93 prepared in the autumn of 1893 was however taken as the standing record, and as the distribution of the assessment was made on this, the statistics of the standing record as given in Statement B., which differ but very slightly from those in the Assessment Report (para. 2 above) have been quoted in this chapter.

As explained in para. 11, the tract has now been divided into four assessment circles and the table below exhibits the leading statistics of the last and the present settlement in a comparative form—

1	2	3	4	5	6	7	8	9	10	11	12	13	14
Circles.	No. of estates.	Settlement.	Total area.	Unculturable.	Culturable.	Cultivated area.	DETAIL OF CULTIVATION.					Wells.	Jama.
							Chāli.	Chāni nabri.	Nabri.	Sailāb.	Bārāni.		
			Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.	Acres.		Rs.
Chenāb ...	112	1867-68	110,849	...	...	43,079	23,030	...	...	17,108	2,312	653	50,370
		1892-94	104,277	10,911	34,056	50,311	28,402	...	130	20,273	830	702	49,593
Bāngar ...	132	1867-68	109,545	...	...	40,300	41,014	...	...	437	6,958	1,061	50,279
		1892-94	104,600	9,042	100,215	75,509	48,312	2,819	10,184	606	13,308	1,108	55,882
Bār ...	102	1867-68	543,780	...	...	45,018	34,368	...	...	...	11,548	612	40,421
		1892-94	410,583	11,231	287,572	131,850	20,722	13,913	47,616	...	43,409	685	50,831
Adjoining Bār ...	102	1867-68	137,543	...	...	39,973	20,170	...	...	...	12,803	615	31,416
		1892-94	171,707	6,223	82,403	68,131	32,800	1,822	8,211	...	40,292	690	39,009
Total Tahsil ..	508	1867-68	1,041,716	...	..	177,277	123,111	...	...	17,545	33,621	2,914	1,75,486
		1892-94	881,203	47,312	403,250	340,801	136,302	18,454	60,150	20,779	98,019	3,185	1,95,865
													3,21,076

Note.—The top figures in brackets in column 14 represent the demand just before, the lower figures the demand just after reassessment.

so that in the interval of 25 years cultivation had increased 92 per cent., wells 9 per cent., and the assessment had risen progressively by 13 per cent. owing to river action, progressive enhancement and lease of waste lands. There has been little alteration in the *chāli* or *sailāb* area, but *bārāni* cultivation has developed enormously owing to the improved methods of cultivation which enable the rabi *bārāni* crops to be grown successfully with a small rainfall, while cultivation from the canal, which was non-existent at last settlement now comes to 25 per cent. of the whole, is displacing the wells, and in the future is likely to encroach largely upon the *bārāni* cultivation.

#### CHENAB CIRCLE.

149. This circle which is a continuation of the corresponding Chenāb circle in Wazirabad, lies on the north-west of the tahsil, and runs roughly parallel with the river for a length of 50 miles with a width varying from 1 to 6 and averaging 3 miles.



Owing to changes in the course of the river which has hitherto been the boundary for ownership as well as for jurisdiction, there have been some transfers of estates to and from the Gujrát and Shahpur districts, but the circle as now constituted contains 114 estates with an area of 162 square miles, of which 48 per cent. is cultivated, 40 per cent. of the cultivation being *sailába* or flooded, 59 per cent. *cháhi* and 1 per cent. *nahri* or *bárání*. The changes since last settlement have been comparatively small, cultivation having increased only 17 per cent., wells 8 per cent., and the *jama* has decreased by nearly 1 per cent. owing to dialluvion. The *sailába* area is similar to that of the Wazírabad circle, being perhaps a little inferior; the well lands are decidedly poorer, one reason being that the recorded *cháhi* area per well averages 42 acres against 22 in Wazírabad, while the rainfall is perhaps 5 inches less.

The well irrigation has therefore to be supplemented by favourable rains or river floods which now and then extend over nearly all the tract, and if one or both of these allies fails there is a large contraction in the well cultivation, and much of the land lies fallow as the soil is not suited for *bárání* crops. The proprietors are chiefly Jats, Tarars, Bhuns, Gondals, Kukaras, or Bhatti Rájputs, and are indifferent cultivators, though stalwart men of fine physique for a riverside tract.

Holdings are large, the cultivated area per owner averaging 16 acres, and there is good deal of available land, though of indifferent quality. Sixteen per cent. of the cultivation has been alienated, *viz.*, 9 per cent. sold and 7 per cent. mortgaged, about three-fifths of the whole having gone to money-lenders who have acquired large areas for a nominal consideration by the working of the *bai bil wafa* regulation.

Cultivation fluctuates little, but cropping results show large variations from year to year. On an average of years 89 acres of crops are successfully raised on 100 acres of cultivation, *viz.*, 24 in the kharíf and 65 in the rabi. Over half the total area is under wheat.

Cash rents which obtain over one-fourth of the cultivation are low and non-competitive, though not to the same extent as in the other circles. For the reasons given in para. 127 of the Assessment Report and para. 125 C. above, they were taken rather as a corrective to than as a basis for the half *assets* estimate.

Standard of assessment. 150. The demand brought out by the different standards of assessment as calculated in the Assessment Report was :—

							Rs.
(1).	Produce rent estimate	...	...	...	...	...	68,000
(2).	Cash rent	...	...	...	...	...	45,000
(3).	One-sixth gross produce	...	...	...	...	...	81,000
(4).	Old rates	...	...	...	...	...	58,000
(5).	Do. plus 27 per cent.	...	...	...	...	...	74,000

Having regard to these figures after a comparison with the assessment of similar tracts up-stream and on the other side of the Cheuáb, I proposed an assessment on cultivation of Rs. 59,297, to bring out which the following rates were suggested :—

							Rs.	A.	P.
Cháhi	...	...	...	...	...	...	1	5	0
Sailába	...	...	...	...	...	...	1	0	0
Bárání	...	...	...	...	...	...	0	9	4

and I further proposed to put Rs. 2,114 on the flooded (*hela*) *banjar* land at the rate of 1 anna per acre, giving a total of Rs. 61,411.

The Commissioner supported these proposals with great hesitation, thinking that the action of the Chenáb weir up-stream would affect this tract for the worse by withdrawing from the river a great and yearly increasing portion of the supply. The Financial Commissioner accepted the proposals as they stood, and the Lieutenant-Governor having come to the conclusion as regards this tahsíl generally (1) that the cash rents do not afford a fair indication of the



profits of cultivation and that we cannot take them in any sense as a standard in assessing our revenue, and (2) that for assessment purposes there had been no rise of prices worth speaking of, decided that the rates of last settlement should be taken as the standard of assessment, and as the demand proposed was nearly in accordance with those rates, he sanctioned the proposals.

The sum total of the village assessments comes to Rs. 60,669 or Rs. 742 less than the demand originally proposed, and is 22 per cent. above the old assessment. Of this demand Rs. 2,115 is on the *banjar* land.

#### BANGAR CIRCLE.

151. The Bangar circle which is a continuation of the circles of the same name in Wazirabad, and is made up of the old *Kallar* circle with 24 estates, and the old *Bangar* with 108 estates, lies between the Chenáb circle on the north-west and the Adjoining Bár and Bár circles on the south-east. It stretches in the form of a wedge for a distance of 50 miles from the Wazirabad border where, owing to the gradual slope from the Bár to the river its width is 11 miles to the Jhang boundary, where its width is only 1 mile, as the Bár begins almost at once when we leave the river tract. As regards soil, character of the population and agricultural prosperity, this is by far the worst tract in the district. The soil, except in some villages on the east towards Wazirabad, is sterile and ungenerous, being either light and sandy with no bottom, or a sour stiff clay impregnated with *kallar*.

Since last settlement cultivation has increased by 53 per cent., working wells by 4 per cent., and the assessment had risen progressively by 10 per cent. About 38 per cent. of the area is now under cultivation, 64 per cent. of this being returned as *cháhi*, 15 per cent. as *nahri*, 1 per cent. as *sailába* (irrigated from nálas and ponds), and 17 per cent. as *báráni*. The recorded *cháhi* area per well averages 44 acres, and as the water level ranges from 18 feet towards the river to 36 feet in villages touching the Bár, and the rainfall is not more than 15 inches, the cultivation on the wells is very precarious unless aided by favourable rains. Large portions of the well area lies fallow in dry years and in wet seasons are sown with *báráni* crops. The increase in wells has been checked altogether by the progress of canal irrigation. This has already been extended to some 60 villages, and with very beneficial results where the soil is a stiff clay, as rice is grown very successfully.

Many of the villages which have not received canal irrigation are in a depressed condition owing to the migration of cultivators to more favoured tracts, and in some of these I found it necessary to lower the demand, though there had been an increase in cultivation. The *báráni* cultivation is of a very poor description and is limited to the inferior kharif pulses. 56 per cent. of the area is still shown as culturable, but most of this is poor stuff, either high sand hills or stubborn *kallar*, and no great expansion of cultivation can be looked for without an extension of canal irrigation. The necessity of this has been separately reported to the Canal Department, and I understand schemes for the opening up of new channels are under consideration. Owners consisting chiefly of Musalmán Rájputs and Jats of the Bhatti, Tarar, Chatha, Ghuraya and Baora *gôts* are only middling cultivators and lacking not only in industry but in self-reliance and thrift. Holdings are large, the cultivated area per owner averaging 16 acres, but there has been a great deal of alienation, 14 per cent. of the cultivation having been sold and 12 per cent. mortgaged since last settlement. Half of the sales and two-thirds of the mortgages have been to agriculturists. Bad seasons, ignorance and improvident habits are mainly responsible for this, and though the value of the land is now rising rapidly, the consideration paid in the past has been ridiculously small. This was owing chiefly to the poor returns from agriculture and the low scale of rents. On the average of the six years 1887-88-92-93 on 100 acres of cultivation only 84 acres of crops were sown, of which 9 failed and 75 came to maturity. One-third of this area was wheat, one-tenth barley, one-tenth rice, but the proportion of valuable crops is now increasing. The circle had suffered severely not only under the Sikhs but during our rule from over-assessment, the productive power of the wells having been over-estimated, and great care and caution were therefore called for in re-assessing.



Standards of assessment.

152. The demand, brought out by the various standards of assessment, was in round numbers as follows :—

						Rs.
1.	Produce rent estimate	...	...	...	...	77,000
2.	Cash rent estimate	...	...	...	...	53,000
3.	One-sixth gross produce	...	...	...	...	99,000
4.	Rates of last settlement	...	...	...	...	64,000
5.	„ plus 27 per cent.	...	...	...	...	81,000

Though cash rents obtain on 29·5 per cent. of the total cultivation they had for reasons already given to be used rather as a check on than a basis for the assessment. The one-sixth gross produce estimate was no guide as the owner's share comes only to 13 per cent. Comparison with the Bangar circles in Gujranwála and Wazirabad was of little use as both of these had superior soils and heavier rainfall. I considered the produce estimates and the rates of last settlement as the safest guide and proposed an assessment of Rs. 72,000 lying between the two on the cultivation, and of Rs. 2,000 on the *banjar*. The rates I proposed were—

							Rs.	a.	p.
Cháhi and nahri	...	...	...	...	...	...	1	1	0
Sailáb	...	...	...	...	...	...	0	12	0
Bárání	...	...	...	...	...	...	0	8	0

The Commissioner considered the irrigated rate too high and proposed to lower it to Re. 1 which would give a reduction of Rs. 4,000 for the circle. The Financial Commissioner accepted the proposals as they stood, and the Lieutenant-Governor sanctioned the assessment of Rs. 72,000, remarking that it was exactly equal to the amount of the estimate based on Colonel Nisbet's rates at last settlement with the requisite addition for *nahri* and was only Rs. 5,000 less than the kind half assets estimates. The proposed assessment of Rs. 2,000 on *banjar* at the rate of one auna per acre on the excess left after allowing one acre free for every acre of cultivation, was also sanctioned, giving a total demand of Rs. 74,000.

In giving out the village assessments I found it advisable in some cases to go considerably above rates and the demand as announced comes to Rs. 76,117, viz., cultivation Rs. 73,587, including Rs. 5,309 *nahri parta*, *banjar* Rs. 2,530. This is an increase of Rs. 20,235 or 36 per cent. on the former assessment Rs. 55,679.

#### BAR CIRCLE.

153. The leading features of the Bár circle have been described in Chapter I. Excluding the tract under colonisation—about 250,000 acres—it occupies the entire south and west of the old Háfizabad tahsíl, and covers nearly half the total area. It contains 162 estates excluding Government rakhs. The present area is about 635 square miles. Of this only 32 per cent. is under cultivation, 3 per cent. is unculturable and 65 per cent. is culturable waste, which is rapidly being broken up as canal irrigation extends. The tract consists of a level plain sloping gently to the south-west. It has for the most part a very fertile loam soil needing only favourable rains or sufficient irrigation to produce luxuriant crops. The rainfall though it is now improving owing to the moisture from the canal, and the greater area under vegetation, has hitherto averaged only 10 or 12 inches, and as water was at an almost prohibitive depth, 40 to 80 feet, irrigation from wells was laborious and expensive. Hence agriculture on anything like a large scale is of comparatively recent introduction. Till a few generations ago the tract was occupied by nomad tribes who roamed at will over it with their cattle, on the produce of which, supplemented in favourable years by small crops of food grains, they subsisted. Towards the end of Sikh rule, the wise and farseeing policy of Dewán Sáwan Mal induced some of them to found regular villages and take to agriculture. Annexation hastened the process, and as at the first settlement they were not only allowed but encouraged to claim the ownership of the land and define their own boundaries, they were raised to the position of owners of vast estates.



Even this however did not wean them from their pastoral mode of life and predatory habits, and though increasing population compelled them to look more and more to the soil as a means of livelihood, the laborious and precarious nature of agriculture in such unfavourable conditions had little attractions for a race accustomed to a free and easy nomad life. It was not till the increasing value of produce within the last 8 or 10 years supplied them with the incentive, and the introduction of canal irrigation supplied them with the means, that they took to agriculture as their primary means of livelihood. The increase of cultivation since last settlement, and chiefly within the last 10 years, has been immense, amounting to 86,000 acres or 187 per cent. Wells have within the same period increased by only 12 per cent. and the assessment has been enhanced progressively by 25 per cent.

Only 20 per cent. of the cultivation is now returned as *chāhi* against 75 per cent. at last settlement, while 47 per cent. is *nahri* or *chāhi nahri*, and 33 per cent. is *bārāni* against 25 per cent. at last settlement. The average *chāhi* area per well is about 40 acres, but many of the wells have double wheels, and though wells are costly to sink and expensive to maintain, the abundance of cattle and pasture has enabled them to be worked in the past with advantage. They are now however going out of work wherever canal irrigation is available and their number is likely to decrease rather than increase. Ninety-three estates are already receiving canal irrigation; and nearly all the rest will receive it when the Jhang and Gogaira Branches are completed. A steady development of cultivation may therefore be relied upon. The proprietary bodies—Virakhs (Jat Sikhs) on the south-east and Musalmān Rājputs, Bhattis, Bhagsinkes and Kharrals on the north and west are for the most part strong and sturdy communities; and themselves hold 53·5 per cent. of the cultivation. The Virakhs are the best cultivators, but the Musalmān tribes are now rapidly shaking off their pastoral habits and developing industry and enterprise. Holdings are large; the area of cultivation per owner averaging 14 acres and the field for expansion is only limited by the want of hands and capital. The profits from the waste land in the form of *ghi*, firewood, wool, skins and hides, saltpetre, earth, &c., are very considerable. In the past they probably amounted to nearly two lakhs, but they are now diminishing as the waste land is being broken up. The extent of alienations is not serious, only ten per cent. of the cultivation having changed hands, viz., 7 per cent. sold and 3 per cent. mortgaged, and were it not for defective communications and the distance from a central market, this tract would now possess in a high degree all the elements of agricultural prosperity. On the average of years 87·5 acres of crops have been sown on 100 acres of cultivation, of which 7·5 failed and 80 came to maturity. Wheat comes to only one-fourth of the successful crops, *jowār* and *bājra* combined to one-eighth, gram and barley to one-tenth, *moth* and *mung* together to one-eighth, but with the extension of irrigation the proportion of superior crops, especially of wheat, rice and cotton, is rapidly increasing.

154. The demand brought out by the various standards of assessment comes to—

	Rs.
1. Produce rent estimate ... ..	1,40,000
2. Cash rent estimate ... ..	74,000
3. One-sixth gross produce ... ..	2,07,000
4. Old rates ... ..	77,000
5. „ plus 27 per cent. ... ..	98,000

but as pointed out by the Financial Commissioner the demand by the old rates, applying the old *chāhi* rate to all the present irrigated area, *nahri* as well as *chāhi*, should be Rs. 90,000. The great divergence between the various standards, and the fact that the circle was in a transition stage, rendered the task of assessment a delicate one. Cash rents were low, non-competitive and inelastic, but covered 20 per cent. of the area. The produce rent standard worked out very high, and could not be reconciled with the fact that cash rents were so low; the one-sixth standard was not suitable as the half landlord's share of the produce was only 11·25 or about one-ninth. I had therefore to fall back on my local knowledge of what the villages could pay, and assuming that there



Standards of assessment.

152. The demand, brought out by the various standards of assessment, was in round numbers as follows :—

						Rs.
1.	Produce rent estimate	...	...	...	...	77,000
2.	Cash rent estimate	...	...	...	...	53,000
3.	One-sixth gross produce	...	...	...	...	99,000
4.	Rates of last settlement	...	...	...	...	64,000
5.	„ plus 27 per cent.	...	...	...	...	81,000

Though cash rents obtain on 29·5 per cent. of the total cultivation they had for reasons already given to be used rather as a check on than a basis for the assessment. The one-sixth gross produce estimate was no guide as the owner's share comes only to 13 per cent. Comparison with the Bangar circles in Gujranwála and Wazirabad was of little use as both of these had superior soils and heavier rainfall. I considered the produce estimates and the rates of last settlement as the safest guide and proposed an assessment of Rs. 72,000 lying between the two on the cultivation, and of Rs. 2,000 on the *banjar*. The rates I proposed were—

							Rs. a. p.
Cháhi and nahri	...	...	...	...	...	...	1 1 0
Sailáb	...	...	...	...	...	...	0 12 0
Bárání	...	...	...	...	...	...	0 8 0

The Commissioner considered the irrigated rate too high and proposed to lower it to Re. 1 which would give a reduction of Rs. 4,000 for the circle. The Financial Commissioner accepted the proposals as they stood, and the Lieutenant-Governor sanctioned the assessment of Rs. 72,000, remarking that it was exactly equal to the amount of the estimate based on Colonel Nisbet's rates at last settlement with the requisite addition for *nahri* and was only Rs. 5,000 less than the kind half assets estimates. The proposed assessment of Rs. 2,000 on *banjar* at the rate of one auna per acre on the excess left after allowing one acre free for every acre of cultivation, was also sanctioned, giving a total demand of Rs. 74,000.

In giving out the village assessments I found it advisable in some cases to go considerably above rates and the demand as announced comes to Rs. 76,117, viz., cultivation Rs. 73,587, including Rs. 5,309 *nahri parta*, *banjar* Rs. 2,530. This is an increase of Rs. 20,285 or 36 per cent. on the former assessment Rs. 55,679.

#### BAR CIRCLE.

153. The leading features of the Bár circle have been described in Chapter I. Excluding the tract under colonisation—about 250,000 acres—it occupies the entire south and west of the old Háfizabad tahsíl, and covers nearly half the total area. It contains 162 estates excluding Government rakhs. The present area is about 635 square miles. Of this only 32 per cent. is under cultivation, 3 per cent. is unculturable and 65 per cent. is culturable waste, which is rapidly being broken up as canal irrigation extends. The tract consists of a level plain sloping gently to the south-west. It has for the most part a very fertile loam soil needing only favourable rains or sufficient irrigation to produce luxuriant crops. The rainfall though it is now improving owing to the moisture from the canal, and the greater area under vegetation, has hitherto averaged only 10 or 12 inches, and as water was at an almost prohibitive depth, 40 to 80 feet, irrigation from wells was laborious and expensive. Hence agriculture on anything like a large scale is of comparatively recent introduction. Till a few generations ago the tract was occupied by nomad tribes who roamed at will over it with their cattle, on the produce of which, supplemented in favourable years by small crops of food grains, they subsisted. Towards the end of Sikh rule, the wise and farseeing policy of Dewán Sáwan Mal induced some of them to found regular villages and take to agriculture. Annexation hastened the process, and as at the first settlement they were not only allowed but encouraged to claim the ownership of the land and define their own boundaries, they were raised to the position of owners of vast estates.



Even this however did not wean them from their pastoral mode of life and predatory habits, and though increasing population compelled them to look more and more to the soil as a means of livelihood, the laborious and precarious nature of agriculture in such unfavourable conditions had little attractions for a race accustomed to a free and easy nomad life. It was not till the increasing value of produce within the last 8 or 10 years supplied them with the incentive, and the introduction of canal irrigation supplied them with the means, that they took to agriculture as their primary means of livelihood. The increase of cultivation since last settlement, and chiefly within the last 10 years, has been immense, amounting to 86,000 acres or 187 per cent. Wells have within the same period increased by only 12 per cent. and the assessment has been enhanced progressively by 25 per cent.

Only 20 per cent. of the cultivation is now returned as *chāhi* against 75 per cent. at last settlement, while 47 per cent. is *na'ri* or *chāhi nahri*, and 33 per cent. is *bārāni* against 25 per cent. at last settlement. The average *chāhi* area per well is about 40 acres, but many of the wells have double wheels, and though wells are costly to sink and expensive to maintain, the abundance of cattle and pasture has enabled them to be worked in the past with advantage. They are now however going out of work wherever canal irrigation is available and their number is likely to decrease rather than increase. Ninety-three estates are already receiving canal irrigation; and nearly all the rest will receive it when the Jhang and Gogaira Branches are completed. A steady development of cultivation may therefore be relied upon. The proprietary bodies—Virakhs (Jat Sikhs) on the south-east and Musalmān Rājputs, Bhattis, Bhagsinkes and Kharrals on the north and west are for the most part strong and sturdy communities; and themselves hold 53·5 per cent. of the cultivation. The Virakhs are the best cultivators, but the Musalmān tribes are now rapidly shaking off their pastoral habits and developing industry and enterprise. Holdings are large; the area of cultivation per owner averaging 14 acres and the field for expansion is only limited by the want of hands and capital. The profits from the waste land in the form of *ghi*, firewood, wool, skins and hides, saltpetre, earth, &c., are very considerable. In the past they probably amounted to nearly two lakhs, but they are now diminishing as the waste land is being broken up. The extent of alienations is not serious, only ten per cent. of the cultivation having changed hands, *viz.*, 7 per cent. sold and 3 per cent. mortgaged, and were it not for defective communications and the distance from a central market, this tract would now possess in a high degree all the elements of agricultural prosperity. On the average of years 87·5 acres of crops have been sown on 100 acres of cultivation, of which 7·5 failed and 80 came to maturity. Wheat comes to only one-fourth of the successful crops, *jowār* and *bājra* combined to one-eighth, grain and barley to one-tenth, *moth* and *mung* together to one-eighth, but with the extension of irrigation the proportion of superior crops, especially of wheat, rice and cotton, is rapidly increasing.

Standards of assessment. 154. The demand brought out by the various standards of assessment comes to—

	Rs.
1. Produce rent estimate ... ..	1,40,000
2. Cash rent estimate ... ..	74,000
3. One-sixth gross produce ... ..	2,07,000
4. Old rates ... ..	77,000
5. „ plus 27 per cent. ... ..	98,000

but as pointed out by the Financial Commissioner the demand by the old rates, applying the old *chāhi* rate to all the present irrigated area, *nahri* as well as *chāhi*, should be Rs. 90,000. The great divergence between the various standards, and the fact that the circle was in a transition stage, rendered the task of assessment a delicate one. Cash rents were low, non-competitive and inelastic, but covered 20 per cent. of the area. The produce rent standard worked out very high, and could not be reconciled with the fact that cash rents were so low; the one-sixth standard was not suitable as the half landlord's share of the produce was only 11·25 or about one-ninth. I had therefore to fall back on my local knowledge of what the villages could pay, and assuming that there



must be a very great enhancement to work out a demand reasonable under the very peculiar circumstances of the tract. After a comparison with the rates of the Bár circles in adjoining tahsils, viz.:—

				<i>Cháhi</i>	<i>Nahri</i>	<i>Bárání</i>
				Rs. a. p.	Rs. a. p.	Rs. a. p.
Bhera	...	...	...	1 0 0	0 8 0	0 8 0
Shahpur	...	...	...	0 12 0	0 7 0	0 7 0
Sharakpur	...	...	...	0 12 0	...	0 8 0

I thought the following rates suitable—

Chahi and nahri	...	...	...	...	...	0 14 0
Bárání	...	...	...	...	...	0 9 0

This would have brought out a demand of Rs. 99,341 on cultivation. I proposed a lakh, but as this would treble the existing demand on cultivation Rs. 34,332, I proposed to defer Rs. 15,000 of the increase for five years. At the same time I proposed an assessment of Rs. 24,000 on 192,000 acres of culturable waste after exempting for pasture an area equal to half the area, under cultivation. The total assessment proposed was therefore initial Rs. 1,09,000, final Rs. 1,24,000, the final assessment being an increase of 150 per cent. on the old assessment.

The Commissioner supported these proposals, but was doubtful of the expediency of deferring any part of the enhancement in the face of the fact that this tract was already paying about two lakhs per annum as canal dues.

The Financial Commissioner took the same view holding that though the enhancement was very heavy the proposed demand on cultivation came to only 71 per cent. of the produce estimate. The Lieutenant-Governor holding generally that the most reliable estimate was the application of Colonel Nisbet's rates to the present areas, which with the addition for *nahri* land would bring out a demand of Rs. 90,000 on cultivation, thought the Financial Commissioner proposed too high. He remarked that though the rate of *batái* on which the produce estimate was based was low, the estimate obtained from Colonel Nisbet's rates warned us against expecting a demand nearly approaching it, further that the proposed demand amounted to just three times the existing revenue, that 37 per cent. of the cultivation was precarious *bárání*, some of it very recently broken up, and that therefore the Rs. 15,000, which the Settlement Officers proposed to forego for five years, had better be foregone altogether and the term of assessment limited to 10 years. The proposals as regards *banjar* were sanctioned, so the total demand approved was Rs. 1,09,000, viz., cultivation Rs. 85,000, *banjar* Rs. 24,000. In framing the village assessments I reduced my rates to—

								Annas.
Irrigated	...	...	...	...	...	...	...	12
Unirrigated	...	...	...	...	...	...	...	8

which were sufficient to bring out the sanctioned demand. In giving out the assessments I found it expedient to go considerably above these rates in many of the superior villages, while in few cases was it necessary to go below them. The sum of the village assessments came to Rs. 1,14,555, viz., cultivation Rs. 92,192, including Rs. 12,356 *nahri parta*, *banjar* Rs. 22,363. The new demand gives an increase of Rs. 63,724 or 125 per cent. on the old. Looking to the great increase in cultivation and the improvement in agriculture generally I think the increase is moderate. That it was regarded as such by the people is evident from the fact that only one objection was lodged and there was not a single appeal.

#### ADJOINING BAR.

155. As regards soil system of agriculture, character of the people, this circle assimilates closely to the Adjoining Bár circle of tahsil Gujránwála already described. The soil is of the same quality, a fertile loam (*dosáhi*) being the most prevalent, the water level is the same, ranging from 36 to 54 and averaging 45 feet. Cropping results, too, are much alike. In Gujránwála 84 acres of crops are harvested on 100 acres of cultivation, in Háfizabad 80 acres. As regards the



proportion of valuable crops Háfizabad has a slight advantage. Cash rents are higher in the Gujránwála circle, kind rents are a little higher in Háfizabad.

The main difference is that canal irrigation has already been extended to 38 out of the 102 estates in the Háfizabad circle, and perhaps 20 more will be irrigated from the Gogaira Branch, while no extension of irrigation to the Gujránwála circle is probable.

Owing to the greater amount of available land the development here has been more marked than in Gujránwála. Since last settlement cultivation has increased by over 44,000 acres or about 112 per cent., while the assessment had risen progressively by about 15 per cent. Forty per cent. of the cultivation is returned as *cháhi*, (the average area per well being 48 acres, per wheel 42 acres) 12 per cent. as *nahri* or *cháhi nahri*, and 48 per cent. as *bárání*. Little kharif crops, cane, cotton, maize are grown on the wells, but they irrigate a good deal of wheat and barley in the rabi.

The *bárání* cultivation is very successful if assisted by favourable winter rains, and the crops of gram, wheat and gram and oilseeds are heavy and of excellent quality. Owners are Hindús or Sikh Jats much more thrifty and industrious than the Musalmán agriculturists of the other circles, and they add considerably to their income by service in the Army, Police, &c. Holdings are large, the area of cultivation per owner averaging 15 acres, and as the area of culturable waste is equal to the area under cultivation and is for the most part of excellent quality, there is ample room for further expansion.

Since last settlement 13 per cent. of the cultivation has been sold and 5 per cent. mortgaged, chiefly in the villages around Háfizabad, which have got into the clutches of the Háfizabad money-lenders, who are probably surpassed by none in the Punjab for sharp dealings and unscrupulous practices. On the whole, however, the tract has attained a high level of prosperity, and the zamíndárs are perhaps better off than in any other part of the district.

156. The demand brought out by the various standards of assessment

Standards of assessment. WAS—

	Rs.
1. Produce rent estimate ... ..	96,000
2. Cash rent estimate ... ..	53,000
3. One-sixth gross produce ... ..	1,32,000
4. Old rates ... ..	57,000
5. „ plus 27 per cent. ... ..	73,000

After a comparison with the rates sanctioned for the corresponding Gujránwála circle, *cháhi* Re. 1, *bárání* 9 annas, I proposed the following rates:—

	Rs.	a.	p.
Cháhi and nahri ... ..	1	0	0
Bárání ... ..	0	10	0

the addition of one anna to the *bárání* rate being in my opinion justified by the fact that the Gujránwála rate was found rather low in distributing the demand and that the *bárání* land was of superior quality. These rates would yield a demand of Rs. 67,662. I proposed Rs. 67,500, and as this was nearly double the existing demand on cultivation and approached pretty closely to the old rate estimate, plus 27 per cent. for enhanced prices, I proposed to defer Rs. 5,000 for five years. I also proposed to put Rs. 5,000 on the excess *banjar* 40,000 acres at the rate of two annas per acre, exempting for pasture an area equal to half the area under cultivation, so that the demand would be initial Rs. 67,500, final Rs. 72,500. The Commissioner and Financial Commissioner accepted these proposals, but for the same reasons as in the Bár circle, thought it unnecessary to defer any portion of the increase. The Lieutenant-Governor for reasons similar to those already noticed in the Bár circle directed that the assessment on cultivation should be limited to Rs. 64,000, no part of which was to be deferred and remarked that by assuming a rise of 27 per cent. in prices, I had supposed that the estimate framed by applying Colonel Nisbet's rates to the cultivation went to support a higher assessment than it really did. The



assessment of Rs. 5,000 on *banjar* was sanctioned. In giving out the village assessments I therefore reduced my revenue rates to

										Annas.
Cháhi and nahri	...	...	...	...	...	...	...	...	...	15
Báráni	...	...	...	...	...	...	...	...	...	10

The sum of my village assessments come to Rs. 70,635 against Rs. 69,000 sanctioned by Government, *viz.*, Cultivation Rs. 64,880 including Rs. 2,538 *nahri parta, banjar* Rs. 5,755.

This is an increase of Rs. 31,026 or about 80 per cent. on the former demand, and looking to the great increase in cultivation and the improvement in agriculture, I think the new assessment is certainly moderate. The assessments were well received. Not a single objection or application for revision was lodged, and it should be realised with ease and punctuality in ordinary years. In seasons of drought the failure of the *kharif* alone will rarely call for special measures, but if followed by a failure of the *rabi* suspensions will be necessary. The tract has great elasticity and one good year soon wipes out the effects of a drought.

157. The final results of re-assessment of the tahsíl showing the new demand and incidence per acre as contrasted with the old assessment and the standards of assessment are given in the table below—

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Circle.	Land revenue before re-assessment.		Estimate for re-assessment.		One-sixth gross produce.	Old rates.	Old rates plus 27 per cent.	Proposed assessment by			Assessment as given out.	Rate per acre.	Increase.	
	Amount in rupees.	Incidence per acre.	Cash rents.	Kind rents.				Settlement Officer.	Financial Commissioner.	Punjab Government.			In rupees.	Per cent.
Chenáb ...	49,503	Rs. a. p. 0 15 9	Rs. 45,000	Rs. 68,000	Rs. 81,000	Rs. 59,000	Rs. 74,000	Rs. 81,111	Rs. 81,411	Rs. 81,411	Rs. 60,880	Rs. a. p. 1 3 7	11,076	22
Bangar ...	55,832	0 11 10	53,000	77,000	99,000	64,000	81,000	74,000	74,000	74,000	76,117	1 0 2	20,255	36
Bár ...	50,831	0 6 3	74,000	1,40,000	2,07,000	77,000	98,000	1,05,000	1,20,000	1,20,000	1,14,555	0 13 10	63,724	125
Adjoining Bár	39,609	0 7 6	53,000	96,000	1,32,000	57,000	73,000	87,500	72,500	60,000	70,635	0 13 6	31,026	80
Total ...	1,95,865	0 9 3	2,25,000	3,81,000	5,10,000	2,56,000	3,26,000	3,07,911	3,27,911	3,18,411	3,21,978	0 15 0	1,26,111	65

So that for the whole tract there has been an enhancement of Rs. 1,26,111 or about 65 per cent. These figures do not include the demand amounting to Rs. 1,721 in 7 estates which, though shown in the rent-roll for this tahsíl, are included in the area under colonisation, and which, under the orders of the Financial Commissioner, are to be assessed according to the same rules as the rest of the colonised area.

The new assessment as given above includes however a demand of Rs. 32,763 on account of *banjar*, and deducting this the demand on cultivation is nearly 30 per cent. above the cash rent estimate, 24 per cent. below the kind rent estimate, 14 per cent. above the estimate given by applying Colonel Nisbet's rates to the present cultivation. If Colonel Nisbet's *cháhi* rate be applied to the existing *nahri* as well as *cháhi* area the estimate is raised to Rs. 2,80,000 (*see para. 11, Government orders*) and the new assessment is only 4 per cent. above this estimate, which the Lieutenant-Governor considered the most reliable basis for re-assessment.

158. I believe the assessment especially in the Bár and Adjoining Bár Standard of the new assessment. circles to be a lenient one, but having regard to the enormous increase taken (125 and 80 per cent.) to the fact that agriculture is in a transition stage, that the term is limited to 10 years, and that even within that term new land broken up with canal irrigation will have to pay the dry rate of the circle, I think the leniency was not only *expedient* but necessary. None of the demand is deferred except a sum of Rs. 1,101 on account of protective well leases. Some of these will not have expired by the



term of settlement, but they can be allowed for at the next re-assessment. The total amount of the *nahri-parta*, for which the Canal Department has to receive an indirect credit, is Rs. 20,272.

The village assessments were given out in February 1894 to take effect from the ensuing rabi, and the internal distribution over holdings was completed by June. The immediate increase in *khálsa* revenue is Rs. 1,05,316.

Only 19 objections or applications for review of assessment were lodged. All of these were rejected but in one case (Karlo Tarár) I reviewed the assessment of my own motion and reduced it by Rs. 100. Only one appeal was lodged and that was unsuccessful. Looking to the great increase taken, however warranted, and to the fact that in several individual estates it was necessary to treble and even quadruple the old demand, this result is satisfactory and shows that the assessment and distribution had the confidence of the people.

Result of re-assessment for the whole district.

159. The statistics of all three tahsils may now be conveniently brought together to exhibit the results of re-assessment for the whole district—

Tahsil.	Cultivated area.	Demand before re-assessment.	Incidence.	Estimate for re-assessment.			Old rates.	Old rates plus 27 per cent.	Assessment proposed by			Assessment given out.	Rate per acre.	Increase.	
				Cash rents.	Kind rents.	One-sixth produce.			Settlement Officer.	Financial Commissioner.	Punjab Government.			Rs.	Per cent.
Gujránwála	Acres. 293,111	Rs. 2,68,946	Rs. n. p. 0 14 2	Rs. 3,50,500	Rs. 3,71,000	Rs. 4,53,500	Rs. ...	Rs. 3,96,859	Rs. 3,36,602	Rs. 3,31,500	Rs. 3,21,000	Rs. 3,28,612	Rs. n. p. 1 1 8	Rs. 61,660	24
Wazirabad	161,080	1,83,100	1 2 2	2,74,000	3,07,000	3,23,000	...	2,50,000	2,25,100	2,31,157	2,31,157	2,32,038	1 7 1	46,538	25
Háfizabad	840,801	1,03,865	0 9 3	2,25,000	3,81,000	5,19,000	2,56,000	3,26,000	3,27,011	3,27,011	3,13,411	3,21,976	0 15 0	1,20,111	63
Total	890,015	3,45,911	0 12 10	8,40,500	10,59,000	12,95,500	...	9,72,859	8,50,613	8,60,500	8,68,568	8,83,226	1 1 8	2,37,315	37

From the above figures it will be seen that the final assessment, including Rs. 1,745 for progressive assessment in tahsíl Gujránwála, and Rs. 4,147 for protective well leases in all three tahsils, gives an enhancement of Rs. 2,37,315 on the demand of the year prior to re-assessment, and of Rs. 2,84,897 or 48 per cent. on the demand of the first year of the expiring settlement Rs. 5,98,329. The new assessment is 4 per cent. above the cash rent half assets, 17 per cent. below the produce rent half assets. It amounts to about 68 per cent. of the one-sixth gross produce estimate, which is far too high a standard in this district where the owner's not share is only 13·25 per cent., or between one-seventh and one-eighth, while it is 9 per cent. below the estimate obtained by applying to the present areas the rates of last settlement and adding 27 per cent. for increase in prices of produce. As the original estimate of the enhancement expected was only Rs. 80,000, the results of the settlement from a revenue point of view have been decidedly satisfactory. The immediate increase in *Khálsa* revenue is Rs. 1,87,804, namely—

	Rs.
Gujránwála	40,410
Wazirabad	42,078
Háfizabad	1,05,316
Total	1,87,804

160. There were no deferred assessments in Wazirabad or Háfizabad; in Gujránwála they were confined to the Adjoining Bár, and will take effect from Kharíf 1897. The concession amounting to Rs. 4,147 made in favour of new or repaired wells, though it does not involve much sacrifice of revenue, is much appreciated by the people, and has induced them to carry out improvements on the eve of settlement, with the confidence that such improvements would be allowed for in assessing. Thus in the

Protective well leases.



estate of Wazírabad no less than 25 new wells had been sunk in *sailába* land in the four or five years prior to settlement, all of which received certificates deferring the imposition of irrigated rates amounting to Rs. 291 till the expiry of the period of protection.

161. At last settlement two revenue instalments were fixed for the kharíf and two for the rabi, payable on the following dates :—  
Shares of revenue to be paid in each harvest.

Kharíf	...	...	15th December	...	...	15th February
Rabi	...	...	15th June	...	...	15th July

and it was left to each village to decide whether it should pay equally in each harvest as in the proportion of two-fifths in the kharíf, three-fifths in the rabi. The two rabi instalments have now been amalgamated, and the date of payment is—

Gujránwála	...	...	..	...	...	25th June.
Wazírabad	...	...	...	...	...	1st July.
Háfizabad	...	...	...	...	...	1st July.

For the kharíf two instalments have been retained as before, as the cane and cotton with which the land revenue is generally paid are not ready for market till January or February.

The most popular division was either equal instalments or two-fifths in the kharíf, three-fifths in the rabi. If regard be had to the relative importance of the crops, a more suitable division would be kharíf  $\frac{1}{3}$ , rabi  $\frac{2}{3}$ , especially in the River circles, but the people were averse to any change, and in a matter of this kind they are the best judges of their own interest.

162. During measurements, owners, occupancy and protected (*panáhi*) tenants, and mortgagees were given copies of the *khatauni* entries of the holdings in which they were interested, free of charge. When the assessments were announced and the distribution completed they received a *parcha* book showing the fields in each holding with area details according to the new record of rights, and the demand on account of revenue and cesses. Space has been left for entry of payments made hereafter. One anna was charged for each *parcha* book, and this was credited to the patwári fund, while the patwári was allowed to realise one anna for each superior and one pice for every subordinate *khatauni* holding.

163. The absence of form and continuity in the record of the annual *báchh* is a serious drawback to the completion of the annual record. The patwáris prepare it in no regular form, and retain no authentic copy of it. This leads to confusion and fraud and opens the door to chicanery in civil and revenue cases in which the payment of revenue is directly in issue, or is alleged in evidence of possession.

To put things on a sound basis a *báchh* register has now been prepared in duplicate of a size sufficient to contain the *báchh* entries of each harvest for the next ten years. Beginning from the harvest in which the new assessments were announced, the patwári prepares the *báchh* in duplicate at each harvest, makes over one copy to the lambardár and retains the other, which is signed or sealed by the lambardár as a continuous record. The value of the register if properly maintained, as a check on fraud or over-realisation by the patwáris or lambardár, and as evidence of revenue liability will be very great.

164. One result of the settlement has been to secure uniformity in the cesses. Under the old system the patwáris and zaildárs were remunerated by a varying percentage on the land revenue of their circles or zails, and even after the patwári cess was funded and the patwáris graded, the patwáris' cess continued to vary from circle to circle.

These variations led to considerable difference in incidence of the cess demand in even adjoining villages, as the following figures showing the old rate of cesses in each tahsíl bring out :—



	Gujránwála.				Wazírabad.				Háfizabad.			
	Rs.	a.	p.	Rs. a. p.	Rs.	a.	p.	Rs. a. p.	Rs.	a.	p.	Rs. a. p.
Local rate ... ..	10	6	8		10	6	8		10	6	8	
Lambardári ... ..	5	0	0		5	0	0		5	0	0	
Ála lambardári ... ..	1	0	0		1	0	0		1	0	0	
Zaildári ... ..	0	8	0	to 2 0 0	1	4	0	to 2 0 0	0	8	0	to 2 0 0
Patwári ... ..	3	0	0	to 9 0 0	3	0	0	to 5 8 0	3	8	0	to 8 0 0
Kánúgos' fees ... ..	0	4	0						0	4	0	
Total ... ..	20	2	8	to 27 10 8	20	10	8	to 23 14 8	20	10	8	to 26 10 8

The local rate Rs. 10-6-8 per cent. which was fixed by notification in 1889 and the *lambardári* 5 per cent. remain as before. The *ála lambardári* cess will, under the orders of Government in future be realised only in estates in which an *ála lambardár* is appointed, *i.e.*, in which there are three or more *lambardárs*, and in all other estates it will cease to be levied when the office is abolished on the death of the present incumbent.

The *zaildári* cess has been abolished and the *zaildárs* will in future be remunerated by a uniform deduction of 1 per cent. from the land revenue of the *zail*. The *kánúgos'* fees hitherto levied in the Gujránwála and Háfizabad tahsils to provide for the extra *kánúgo* establishment has also been abolished, while instead of the old *patwár* cess varying from 3 to 9 per cent. on the land revenue, a uniform cess of Rs. 5-3-4 per cent. or 10 pies per rupoo has now been sanctioned by Government in connection with the reorganisation of the *patwári* establishment.

The rate of cesses as now modified is therefore as follows :—

	Rs.	a.	p.	Rs. a. p.
Local rate ... ..	10	6	8	
Lambardári... ..	5	0	0	
Ála Lambardári ... ..	Nil			to 1 0 0
Patwári ... ..	5	3	4	
Total ... ..	20	10	0	to 21 10 0

so that not only has uniformity been secured but the rate has been substantially reduced.

165. In Gujránwála and Wazírabad the settlement has been sanctioned provisionally by the Local Government for a term of 20 years from Kharíf 1892 and will expire with Rabi 1912; in Háfizabad, for reasons already given, the term of assessment will run for ten years from Rabi 1894.

Term of settlement.



## CHAPTER VI.

### DISTRIBUTION OF THE ASSESSMENT.

166. In announcing the assessment I generally informed the shareholders of the former method of distribution, and enquired from them whether they would adhere to it unaltered or with certain modifications, or would substitute a new form of distribution. This directed their attention to the question, and by the time *báchh* proceedings were formally undertaken, generally a month or more after the assessment was given out, they were able to discuss the question among themselves and generally come to an understanding, while parties who considered themselves aggrieved by the former method or by that now suggested, put in petitions or were ready with their objections.

In Gujránwála, Wazírabad and a large part of Háfizabad, cultivation is almost entirely dependent on wells, each well is regarded as a separate estate, the well or a share in it is the measure of property, and in accordance with the ideas of the people, the well was taken as the basis of the distribution of assessment.

167. For this purpose, on the completion of measurements lists were drawn up, showing in a comparative form, for the last and present settlements, for the whole estate, and for each *taraf* or *patti* (where such subdivision existed) the former and present area attached to each well with soil details *chahi*, *bírání*, &c., the class in which it was placed at last settlement, the rate applied to its area, total assessment imposed with details of *ábíána* and dry assessment (in cases where a separate lump sum was imposed as an *ábíána* or well advantage-rate in addition to the dry rate). After all the wells, as at last settlement, and as now existing, had been shown in the above detail, the unattached unirrigated cultivation, and the *shímilát* cultivation were entered. The sum of these gives the total assessable cultivation for each *taraf* and *patti*, and for the whole estate, and shows at a glance in what sub-divisions there has been the greatest development in cultivation or wells.

168. Where the former distribution was by shares, customary or ancestral, the shareholders were informed, from the above statement, to what extent, if any, possession was now found to vary from such shares, and enquiry was made from them, whether they elected to retain the old distribution by shares, or preferred to set it aside in favour of a distribution by possession. In nearly all cases where there was any considerable variation between shares and present cultivation and irrigating power, they decided to distribute by possession. Where they adhered to shares and disregarded such variation, their reasons for doing so, which were generally to the effect that the deficiency of area was compensated for by the deficient *taraf* or *patti* having superior soil, were put on record in the file, and the distribution carried out accordingly.

169. In the vast majority of cases the rule of distribution was possession. This however does not imply that an all-round rate on all cultivation was often accepted. Though so common in other districts the all-round rate system found favour in only 111 estates, viz., Gujránwála 48, Wazírabad 29 and Háfizabad 34. The popular system was a distribution by differential rates; sometimes differential *ábíána* and dry rates, sometimes differential *chahi* rates on well areas, classified according to the condition of the well building, number of yokes, depth of water, nature of soil and produce, as evidenced by crop returns and rents. In fact among the people each well is regarded as a separate estate and we endeavoured therefore to help them to fix the well assessments with reference to the same considerations as we had fixed the village assessments.



170. The classification of last settlement was a rough guide to start with, and the rents (which on well lands in this district are generally pure cash, or a fixed sum in cash and fixed amount of grain) and crop statistics, as ascertained from the *girdáwari* and *jamabandi*, generally showed how that classification needed amendment, and what changes had to be made for old wells collapsed or new wells sunk. An amended classification based on the general assent of the shareholders, and checked with reference to the above consideration was usually adopted. As a rule estates with six or more wells adopted two or more classes, while in large estates with 60 or 70 wells as many as eight or ten classes were fixed. The relative distribution rates for the different classes varied indefinitely according to the circumstances of each estate, i.e., the disparity in rents, produce, &c., of the different groups. Thus in Rámnagar with 81 wells grouped into 12 classes, the rates of distribution varied from Rs. 9-9 per acre on first class wells to Re. 1-1 per acre on wells in the lowest class.

171. In the Gujránwála and Háfizabad tahsils the shareholders generally maintained the method introduced at last settlement, viz. :—

Different methods of classification in different tracts.

- (1) A lump *ábiana* per well, fluctuating according to its irrigating capacity, area attached, &c., to be paid according to shares in the water. This lump *ábiana* varied for single-wheeled wells from Rs. 6 or Rs. 8 in the Bár, where water is at a great depth and the difference between the dry and wet rates is not very great, to Rs. 18 or Rs. 20 in the Charkhari, where water is most accessible, the wells are worked to the best advantage and the difference between the returns from irrigated and unirrigated land greatest. As a rule however the well *ábiana* did not fully represent the difference between the assessment dry and wet rates, as applied to the well area. It was generally somewhat lower. Apart from its irrigation, the land attached to wells was regarded, even in its dry aspect, as being superior to the ordinary unattached *bárání* land, and the latter was generally assessed at a lower rate in the *báchh*.
- (2) Differential dry rates on the well areas grouped according to the relative fertility of the soil, standard of rents, &c., and distributed according to possession.

This system is most suitable where shares in the well water and well areas do not agree as often happens where old wells have fallen in and all the owners have not joined in the cost of replacing them. It is also useful in cases where wells have larger recorded *chúhi* areas than they can irrigate in a year. If only rates on land were applied to such cases and *ábiana* discarded, a well with a recorded *chúhi* area larger than it could advantage might be oppressively assessed, while a well with a small area much of which owing to irrigating facilities might be *dofasli* would get off light.

In Wazirabad on the other hand, where irrigation is very fully developed, shares in well area and well water generally agree, and the well areas are not usually too large to be irrigated in the course of a year, fluctuating *ábiana* was generally merged in the dry rate so there was only one differential rate applied to the well areas as above.

As a rule these rates were applied to the whole area attached to the well whether recorded as *chúhi* or not, but in some cases where the well area was largely in excess of the *chúhi* area, such excess was assessed at a lower rate generally the same as that applied to the unattached *bárání* cultivation. In the Háfizabad tahsíl in villages where the spread of canal irrigation had driven the wells wholly or largely out of work, a very small lump *ábiana* was generally placed on the wells. Setting this aside in many of the Bár villages one rate was applied to the *chúhi* and *nahri* land in the *báchh*, another rate to *bárání*, the ratio between the wet and dry rates being most frequently 3 to 2, as in the revenue rates. In villages where well irrigation continued to hold its own, a substantial lump *ábiana* ranging from Rs. 8 to Rs. 20, or even Rs. 30 in the case of double wells was imposed, and the rest was distributed by differential rates, either on well areas, or by soil



rates. In the latter event the rate on *nakhri* was generally intermediate between the *chahi* and *barani* rate; in fact the general tendency was to assess the *nakhri* land rather low.

172. A very important question was to fix the liability for the assessment of the cultivated common land (*shamilat*) of the estate, or of its subdivisions. The areas of such land (1) cultivated by individual shareholders in person or through tenants paying rent to them, (2) through tenants holding from the proprietary body, was carefully recorded in the *bachh* file, and the owners were called upon to decide who was to be responsible for the revenue. In nearly every case where the area of such cultivation was considerable or owners numerous, the decision was that liability for the revenue should follow possession till partition, so that in (1) above the shareholders cultivating in person or through a tenant, and in (2) the entire community would be responsible. In some cases where the area was small or the owners few, and holding by fixed shares, such cultivation was excluded from the *bachh* (*kharij bachh*) or made revenue free in favour of village servants or village institutions, or if assessed the assessment was incorporated with that of the proprietary holdings, and paid according to shares or revenue liability (*hasb rasad khewat*). The procedure proscribed above gave general satisfaction.

The old system under which the assessment of *shamilat* land was almost as a matter of course entered as payable rateably (*hasb rasad khewat*) by all shareholders irrespective of possession, was based on the fiction that the income from the common land cultivated by the individuals went into the common village fund and was distributed rateably among the shareholders, and led to interminable disputes. Very often a strong man or a faction in the village got possession of an area of common land out of all proportion to his or its shares, and continued to enjoy the profits from such land, while the whole community had to pay the revenue. This also led to over-partition—partition being the only remedy the non-cultivating owners had in such circumstances.

173. The cases that gave most trouble were those of estates where the proprietary body was very large and owners were of miscellaneous tribes or castes, with no traditions of joint responsibility nor bond of common interest, as in towns like Gujranwala, Wazirabad and Eminabad. In such cases, it was found impossible to get them to unite for any common action, each man endeavouring to better himself at the expense of his neighbour, and in the end I had to assess a lump sum on each well or parcel of land. This was done mainly with reference to the competitive cash rent realised from the tenants, and the result was that hardly a single objection was raised. This procedure was also resorted to even in small villages when other methods of distribution failed or produced unequal results. It involves much work, but has the merit of being more simple and direct as well as more equitable than any other.

The total number of estates in which this system was adopted is 38, viz.:—

Gujranwala	...	...	...	...	...	...	...	20
Wazirabad	...	...	...	...	...	...	...	4
Hafizabad	...	...	...	...	...	...	...	14

174. Finally in villages where a progressive assessment is to come into force after five years, the shareholders at my instance generally agreed to make a new distribution on the lines now fixed when the enhancement takes effect, and this will take into account all intermediate changes in cultivation, wells, &c. The distribution of former settlements was generally very faulty in this respect. No provision was made as to the manner in which the progressive enhancements were to be distributed, and the result in nearly every case was that it was spread over the cultivation existing at settlement, while new land broken up in the interval escaped altogether; though it was to catch such new cultivation that the progressive assessment was generally imposed.



175. As regards canal-irrigated lands elasticity of assessment has been secured by the order of Government providing that land broken up with canal water in the Háfizabad tahsíl may be assessed during the term of settlement at the dry rate of the circle.

Provision for future distribution.

(1) As regards canal-irrigated land.

As regards wells it was suggested by the Commissioner in reviewing the Gujránwála Report that "some proposals should be made to meet the cases of wells becoming permanently unworkable." The Financial Commissioner remarked that "there was no doubt a good deal to be said in favour of the principle, but that unless this view was accepted as generally applicable to the whole Province the Financial Commissioner sees no reason for treating this particular tahsíl exceptionally." The orders of Government on this point were—

(2) As regards well irrigation.

"When wells become permanently unworkable a new *báchh* is sometimes the proper remedy when there is new cultivation to which the revenue assessed on unworkable wells can be transferred, but *takívi* should also be freely given for repairs of wells becoming temporarily unworkable, and temporary remissions of revenue can be recommended when wells fall in till they can be repaired or replaced."

The question has therefore two aspects which should be carefully distinguished to avoid confusion—

(1) Cases in which the resources of the estate generally have so deteriorated temporarily or permanently, *e.g.*, by the falling in of wells, or the failure of their water-supply that a *revision of assessment* for the whole estate is necessary as contemplated in section 59 (1) (b) of the Land Revenue Act, and para. 33 of Revenue Circular No. 30.

(2) Cases in which revision of the assessment of the estate is unnecessary, but owing to alteration in the circumstances of individual holdings brought about by the collapse of old or the sinking of new wells, the demand has become unequal and requires to be re-adjusted by a redistribution of assessment as provided for in section 56 (2) of Land Revenue Act and paras. 36-38 of Revenue Circular No. 30.

Cases of the first class will be very rare in this district. In Gujránwála and Wazírabad agriculture is on a secure and firm basis and fully protected by wells. No doubt old wells collapse here and there, but the owners at once set about restoring or replacing them, and as they can or should readily obtain State loans for the purpose no serious hardship is suffered requiring a revision of assessment and the temporary inconvenience or loss to individuals is not a sufficient justification for the worry and trouble of a new distribution.

(1) Case requiring revision of assessment of the estates.

In the more sterile parts of Háfizabad, *e.g.*, the Bángar circle, it is however sometimes the case that not only are wells that fall in not renewed, but wells which are standing and workable are often abandoned for years owing to bad harvests or for want of tenants or cattle. Some specific rules to meet these cases would have been required were it not that the rapid extension of canal irrigation in this tahsíl has already mitigated, and will in future continue to mitigate the difficulty: wells will no doubt be abandoned, but the reason will be that the owners find it more profitable to take canal water.

Cases of the second kind requiring a redistribution of the existing assessment may be more frequent. At present the traditional tendency both of the revenue payers and the revenue officials is to regard the distribution made at settlement as something fixed and rigid, only to be revised at the next settlement. Consequently applications for redistribution, even when the circumstances justify and require it are rarely made, and when made are discouraged.

(2) Cases requiring redistribution of the assessment.



Undoubtedly there is a danger that if such applications are too freely received attempts may be made by the stronger and more knowing shareholders, especially purchasers and mortgagees of the capitalist class, whose efforts to secure favourable terms at the expense of the other shareholders have not succeeded in the present distribution, to set aside this distribution, and by alleging a deterioration of resources which may be purely fictitious or of a temporary nature to substitute a system under which they would escape lightly.

The fact that the distribution made under section 56 (2) of the Land Revenue Act would not be supervised by a special establishment as at settlement would increase the risk of "fraud, trickery or gross error" and practically the matter would rest largely with the patwári. I therefore am of opinion that the present redistribution should not be interfered with in any estate, even on the application of shareholders until a detailed *jamabandi* is prepared after quadrennial attestation and unless a comparison of that with the settlement *jamabandi* shows that considerable variation in the condition of individual holdings or wells has taken place in the interval. The object of any re-adjustment then made should, I think, be to remit the *ábiana* demand or the difference between the wet and dry assessment on wells which have gone permanently out of working or fallen in, and transfer the amount to new wells sunk or new land broken up after settlement. Where there are no new wells or new cultivation no redistribution should be made, but in case the resources of the estate were so seriously crippled as to make the assessment excessive, action should be taken as indicated in the preceding paragraph to reduce the assessment.

Final result.

176. The following table shows the final result of the distribution proceedings in each tahsíl—

TAHSIL.	No. of estates.	Owned by a single owner.	Owned jointly.	REVENUE DISTRIBUTED BY SHARES.		REVENUE DISTRIBUTED BY POSSESSION.		Differential soil rates and <i>ábiana</i> .	All-round rates after deducting <i>ábiana</i> .	Lump assessment on wells.
				Ancestral.	Customary.	All-round rate.	Differential soil rates without <i>ábiana</i> .			
Gujránwála ...	455	18	17	24	4	48	70	188	40	20
Wazirabad ...	266	3	7	16	9	29	198	...	...	4
Háfizabad ...	512	12	49	10	15	34	69	128	175	14

The figures bring out prominently the extent to which the distribution is based on the classification of well areas.

177. The extent to which formal objections were preferred before me to the method of distribution proposed by the Tahsildár in accordance with the statements of the shareholders, the result of such objections and of appeals from my orders disposing of them is shown in the annexed statement—

TAHSIL.	No. of estates.	No. of estates in which objections were formally preferred.	No. of objections.	No. of objections accepted by Settlement Officer.	No. rejected.	No. of appeals to Commissioner and Financial Commissioner.	Accepted.	Rejected.
Gujránwála ...	455	77	131	31	100	2	1	8
Wazirabad ...	266	39	93	20	73	5	1	4
Háfizabad ...	512	42	53	16	37	...	...	...
Total District ...	1,233	158	277	67	210	14	2	12

NOTE.—No appeals have been lodged in Háfizabad.



Every facility was given to the parties to put forward their objections not only before the rule of *báchh* was fixed but also after the results were worked out and communicated to them. In all cases of dispute, *e.g.*, to the class in which a well was to be assessed, amount to be imposed as *abiána*, the relative distribution rates of the different classes, the Tahsildár or Deputy Superintendent after visiting the land reported fully on the points raised, went into the statistics of rents and crops and endeavoured to bring the parties to an agreement. The files in all cases came before me complete, and by reference to my inspection notes of the village supplemented by the statistics in the *báchh* file and the Tahsildár's report, I was in a position to decide whether the objections raised were frivolous or well grounded, and whether the system of *báchh* proposed was generally sound. Where it seemed that the owners had not adopted a good and clear method of distribution, *e.g.* :—

- (a) Owners wish to distribute by shares, but there is considerable variation between shares and possession.
- (b) Owners propose equal or nearly equal *abiána* on all the wells, though some, *e.g.*, in *máfi* lands have small areas, others may be double-wheeled with large areas.
- (c) Owners propose to distribute the whole assessment, or the whole dry assessment after deducting *abiána*, by an all-round rate on all the cultivation, though there may be considerable difference in the productive power of and profits from the soil.
- (d) Owners propose to assess wells held by occupancy tenants in the highest classes, though such tenants may be also paying a heavy *málikána*.
- (e) The wells owned by an influential man, zaildár, lambardár or money-lender are classed below their merits.

In all such cases I freely returned the file with suggestions to the owners as to what amendments were necessary, and it was generally found that they accepted such suggestions or were able to justify their original proposals.

178. The question of distribution has been discussed at great length in the above paragraphs, because, though often considered a subordinate and routine part of the work, the easy working of the assessment and its goodness or badness in the eyes of the people depends mainly on a careful *báchh*. However accurate the record, however equable and just the village assessments, their value will be impaired and the time and trouble spent on them largely wasted unless they form the foundation for a discriminating and well adjusted distribution.

The question is one of peculiar importance in this district, as the great diversity of soil, produce and rents found even within small villages in Gujranwála and Wazirabad, render a distribution by wells essential in the great majority of cases, and the classification of wells and working out of the rates to be applied to them is a delicate and lengthy process which requires more patient labour and careful enquiry than any other branch of settlement work.



## CHAPTER VII.

### REVENUE ASSIGNMENTS.

179. This district being the home of Ranjít Singh, was from the beginning most closely associated with the Mahārāja's fortunes, and with the rise and fall of the Sikh power. Many of the most famous Sikh chiefs, statesmen and courtiers—Misr Diwán Chand, Hari Singh Nalwa, Shám Singh of Butála, Hukm Singh, Chimni, Sardul Singh and Budh Singh, Mán, Diwáns Jowála Sahai and Karm Chand of Eminabad and General Miyan Singh were drawn from this district, and received large *jágir* grants here on condition of military service which in most cases are still held in whole or part by their descendants.

Origin of revenue assignments and their extent under the Sikhs.

Again the close family connection of the Mahārāja and his immediate descendants with this district led to the grant of numberless petty *máfis* in favour of individuals or institutions by the ruler of the day or his local representative. This fact is well brought out in page 13 of Captain Nisbet's report—

“The area held rent free is large, and the holdings very numerous, but this is accounted for by the proximity of the district to the old Sikh capital and (the fact) that the soldiers and servants of the Sikh rulers were largely recruited from this district and obtained for themselves and relatives numerous grants of land near their own homes; and again as Gujranwála itself was the residence of Ranjít Singh and his father who were particularly liberal in their grants of a religious or charitable nature, and knowing the country round it was easy for the donors to select the site of the grant when bestowed in the neighbourhood and again the grantees themselves with an eye to opportunities for seeking future favours were glad to settle down within easy reach of their patrons.”

Probably prior to annexation over half the district was held by *jágirdárs* or *máfidárs*, whose status was far stronger than what it is now, as it carried with it not only legal jurisdiction in the area assigned but also the right to arrange for the cultivation and deal with the land practically as proprietor.

180. The participation of many of the leading Sardárs in the second Sikh war led to the resumption of some of the largest grants at annexation, and with the example before it of the confusion and anarchy caused in the Cis-Sutlej territory by maintaining indiscriminately the semi-independent status of the *jágirdárs*, the Government wisely did away with their local jurisdiction and treated them in theory at least as mere assignees of land revenue whose rights were limited to the State demand, though the custom of realising in kind from the landowners was, where it existed, not interfered with. In order to define those rights a special enquiry was made by selected officers under the orders of the Board as to the history of each grant, the title under which it was held and the conditions of military service, &c., to which it was subject. As the obligation to military service was dispensed with on the introduction of our rule, grants for this purpose were generally resumed under the orders of the Supreme Government, while personal or family grants if based on a valid title and evidenced by possession were as a rule upheld in full for the life of the existing occupants and in part to their posterity for one or more generations.

History of assignments after annexation.

Petty grants (*máfis*) to individuals or institutions were investigated and dealt with on similar lines by the Settlement Officer, long enjoyment being regarded as sufficient evidence of title where no deed of grant was forthcoming.

181. All these petty grants were re-investigated at last settlement and maintained or resumed as the terms of the grant and the circumstances of each case warranted.

Treatment of petty grants at last settlement.

At the same time under the general orders of the Supreme Government the system under which the *jágirdárs* realised in kind was abolished in 40 *jágir* estates, in which the owners preferred to pay the fixed cash assessment. A list of these estates is given at page 17 of Captain Nisbet's report, and as the orders



are important at the first authoritative definition of the position of assignees they are quoted in *extenso*. The Financial Commissioner replying to a reference from the Settlement Commissioner in his letter No. 745, dated 14th February 1867, states:—

“That in a recent communication from the Supreme Government His Excellency, the Viceroy has distinctly laid down that any permission to *jágirdárs* to make their collection in kind should be strictly conditional on the *bonâ fide* consent of the zamíndárs of the *jágir* estates, and that any loss of income consequent on the revision of assessment must be borne without compensation by the *jágirdárs*, just as it is constantly borne by the State.”

In the present settlement all revenue assignments, *jágir* as well as *máñs*, have been enquired into in the settlement office.

182. Before explaining the methods and results of this enquiry, it is convenient to show the extent of land revenue assigned at different periods—

Amount of assigned revenue at different settlements and leading *jágirdárs*.

Settlement.					Total as- sessment.	Khâlsa.	Mâñ.	Jágir.	Total as- signed.	Per cent. of total as- sessment.
					Rs.	Rs.	Rs.	Rs.	Rs.	
Summary	...	...	...	...	6,69,550	5,48,804	1,20,746	...	...	18
Regular	...	...	...	...	5,43,362	4,48,878	94,484	...	...	18
Revised	...	...	...	...	5,89,878	4,48,751	32,828	1,13,293	1,46,121	25
Year before settlement 1858-59	...	...	...	...	6,48,294	5,18,389	...	...	1,29,905	20
By new assessment—										
Gujránwála	...	...	...	...	3,28,612	2,20,102	...	...	1,08,510	33
Wazirabad	...	...	...	...	2,32,638	2,15,971	...	...	16,667	7
Háfizabad	...	...	...	...	3,21,976	2,79,219	...	...	48,757	15
Total District					8,83,226	7,09,292	...	...	1,73,934	19.5

The great increase at last settlement in the amount of assigned land revenue was due to the transfer of the *jágir* of Rájá Teja Singh from Batála in Gurdáspur to the neighbourhood of Sheikhupura in this district in 1861. His adopted son Rájá Harbans Singh is by far the largest *jágirdár* in the district, holding 160 of the best estates around Sheikhupura in the Gujránwála and new Khángah Dográn tahsils. The value of his *jágir* which is held in perpetuity has been raised by reassessment from Rs. 55,263 to Rs. 79,012, viz.:—

	Former <i>jágir</i> assessment.	Present <i>jágir</i> assessment.
	Rs.	Rs.
Gujránwála	39,320	51,607
Háfizabad now Khángah Dográn	15,943	27,405

Among the other large *jágirdárs* are—

- 1). Sardár Bahádur Narindar Singh, Honorary Extra Assistant Commissioner, younger son of Rájá Teja Singh, has a separate *jágir* of Rs. 5,006 which was originally allotted to him as a subordinate grant from the *jágir* of Rájá Harbans Singh, but is now held by him independently and in perpetuity, with reversion, however, to the elder branch in default of heirs;
- (2). The heirs of Sardár Jhanda Singh of Butála who hold in joint or separate grants Rs. 5, 486, partly for life, partly in perpetuity;
- (3). Lála Rám Das, the son of Rai Múl Singh, who holds a grant of Rs. 7,930 under the old and Rs. 10,972 under the new assessment. Part of this which was given to his father by Rájá Teja Singh has since been confirmed by Government, to the descendants of Rai Múl Singh in perpetuity with reversion to the heirs of Rájá Teja Singh in case of failure of heirs. The rest is a grant in perpetuity from Government, subject to one-fourth *nazardna*;



- (4). Sardár Ichra Singh, the grandson of the famous Hari Singh Nalwa, has a *jágir* of Rs. 2,133, partly for life, partly in perpetuity in the vicinity of Gujranwála where he owns some property and is *zaildár*;
- (5). Diwáns Lachhman Dás and Amar Náth of Eminabad, the son and grandson of Diwán Jowála Sahai of Kashmír, hold a perpetual *jágir* of Rs. 2,396, and Diwán Sant Rám, another member of the same family, holds a life grant of Rs. 1,354;
- (6). The sons of Ajít Singh of Atári enjoy a perpetual grant amounting to Rs. 1,301; and
- (7). The Sikh temple at Eminabad, known as the Rohri Sáhib, which is the site of a great religious fair, has a grant of Rs. 1,075 for the maintenance of the institutions. This requires to be looked after as owing to the quarrels between rival Mahants there is danger of the proceeds being misappropriated or wasted in litigation.

183. Besides the above there is a considerable number of grants to Bedís, Parohits and Brahmans in *dharma*th, dating from Sikh times, and many grants varying from three or four estates to as many acres in favour of *dharma*sálas, *thákurdwáras*, mosques, Sanskrit and Arabic Schools, and other religious and charitable institutions. Many cases of the latter class were at the original investigation found to be of recent date and of more or less doubtful origin, unsupported by *sanads*, but as the grantees held possession the grant was continued for one or more lives, but subject to the maintenance of the institution. There is a tendency to regard such grants as being purely personal and subject to no obligation, and in the course of the enquiry I met with several instances in which the institution which was made the basis of the claim originally had been neglected or had disappeared, and the grantee had so far regarded the grant as personal as to mortgage the land with the revenue free rights.

The question whether such life grants were liable to resumption for breach of the conditions during the life of the *máfidár* was referred to the Financial Commissioner who ruled (Secretary to Financial Commissioner's No. 583, dated 24th January 1891) that—

“When such grants were in fact released for the support of an institution and the proceeds of the *múfi* are not now applied to that purpose there is no doubt that they can be resumed.”

184. Accordingly all such life grants to institutions, as well as grants in perpetuity or for pleasure of Government, or term of settlement subject to conditions, in which the conditions had not been complied with were reported and resumption ordered by the Financial Commissioner or by Government with the following result :—83 assignments assessed at Rs. 754 were resumed by order of the Financial Commissioner and 9 assignments assessed at Rs. 489 by order of Government. On the other hand new grants were made or time expired grants continued in favour of institutions of public utility in 21 cases, the amount of land revenue involved being Rs. 732-8-0.

185. Another numerically large but financially unimportant class of grants were the *múfis* to individuals or institutions for village service.

These grants were originally made by the village community, generally from the village common, and their tenure was subject to the performance of village service, so that the proprietors had full control over them. This was fit and proper as the grantees were in most cases village menials—*mirásis*, *chaukidárs*, *parohits*, artisans performing personal service, or persons in charge of village institutions, *e. g.*, the *fakír* of the *takiya* or *khangah*, the *Imám* or *Ulama* of the mosque, and the village community was the natural authority to decide whether the service was rendered.

At the regular settlement however the mistake was made of treating these revenue free holdings as if they were grants from Government, instead



of merely excluding them from the *báchh* where the zamíndárs so desired. Files were prepared in every case, and by order of the Settlement Officer the grant was maintained to persons in possession for life. Subsequently under the orders of the Chief Commissioner the life tenure was changed into one "for term of settlement subject to revision at next settlement."

At the revised settlement the question of the future treatment of these grants was taken up by Mr. Prinsep who recommended that they should be "maintained during the pleasure of Government conditional on village service and good behaviour."

The Financial Commissioner accepted this with the proviso that the grants were "to be liable to revision on revision of settlement" and authority was given to Mr. Prinsep by Punjab Government letter No. 190, dated 15th March 1865, to deal with all such cases accordingly.

The result of the action was that all these grants were maintained under the authority of Government, and the village community's power of interference or disposal was practically abolished.

Secretary, Financial  
Commissioner's No. 6028,  
dated 12th November 1888,  
to Commissioner, Lahore.

The question again came up at the present settlement in all the districts settled under Mr. Prinsep's supervision, and the Financial Commissioner ruled that the grants were to be considered as held.

"For the term of settlement" as "the condition during the pleasure of Government was not added at last settlement for the purpose of altering the former tenure but to enable Government to interfere in any case, if necessary, before the close of settlement."

Such cases have therefore now been dealt with according to para. 33 (d) and (e) of Revenue Circular 87. As a general rule all personal grants have been resumed with effect from the new assessment, the zamíndárs being given the option of excluding the land from assessment in the *báchh*, which they have done only in a small proportion of the cases.

Grants of this nature in favour of village institutions, *lhangah*, *takiya*, mosque, *dharmshala*, &c., have been maintained as before "for the term of settlement subject to good conduct and service of the institution" if enquiry showed that the latter was properly maintained and the owners desired the continuance of the grant. The final result of the enquiry into village service grants is that 686 grants covering 856 acres assessed at Rs. 848 have been resumed.

186. Special reference must be made to the *zamíndárl ináms* of tahsíl Háfizabad. Their past history is given in page 48 of Mr. Morris, and page 14 of Captain Nisbet's Settlement Report.

They were originally granted by Diwán Sáwan Mal. In the Bár and Adjoining Bár tracts of Háfizabad where the population was still nomad and pastoral, and cultivation where it existed was of recent origin and on a precarious footing, he encouraged the people to found villages and settle down to agriculture by remitting part of the assessment, generally from one-half to one-fourth, as an *inám* in favour of the whole proprietary body.

The grants were upheld at the summary settlement and at the regular settlement; Mr. Morris maintained them in 17 villages. At the revised settlement instructions were solicited by Captain Nisbet in respect of the treatment of these grants and the Financial Commissioner directed that—

"Where the first settlement was made for half *jama*, the present settlement may be made at one-third *jama*, where it was made at one-third, the present settlement may be made at one-sixth, so as gradually to get rid of these grants."

Effect was given to these orders by Captain Nisbet, who calculated the *ináms* on the old assessment and released the amount arrived at in favour of the inámdárs, generally the entire proprietary body, as a fixed cash deduction from the new assessment.

187. The Punjab Government sanctioned this arrangement on the understanding that the "*ináms* should be released, for the term of settlement to the present occupants and their heirs, to be reconsidered at the next settlement in accordance with instructions as to their treatment that may then be issued."

Punjab Government No.  
708, dated 12th May 1873.



As the object of these grants—to encourage cultivation in a wild and desolate part of the country—is now attained owing to the extension of canal irrigation, without the need of any such artificial stimulus, these *ināms*, the present value of which is only Rs. 1,008, distributed among 453 sharers, have now been resumed, with the sanction of Government subject to the grant of *zamindār ināms* in deserving cases where hardship might result from their resumption.

188. The most troublesome of all forms of revenue free grants and the most fruitful source of discord and litigation have been the grants varying from 2 to 75 acres, made at last settlement under Mr. Prinsep's order, generally, from the common land where available, and in other cases from individual holdings to the *āla lambardār* or *sarpanch*, who was appointed in nearly every village irrespective of the number of lambardārs. Where common land was allotted the original grantee was put in possession at the time without objection from the shareholders and generally proceeded to improve and bring the land under cultivation.

As long as he or his heirs continued to hold the office and the *inām* attached no serious difficulty arose, but when on his death an outsider was appointed *āla lambardār*, and having received, *ipso facto*, mutation of the *inām*, claimed possession of the land, the trouble began. So too, as land became more valuable, the village community began to look on the appropriation of a substantial block of the *shūmilāt* by the *āla lambardār* with a jealous eye, and suits to oust him or partition the area became common.

The history of this thorny subject is given in full in "Financial Commissioner's Selections"\* and the upshot of the discussion which took place when Mr. Prinsep's settlements came under revision was that abolition of the office of *āla lambardār* was sanctioned, as vacancies occur, in all villages with less than three lambardārs, unless there are special reasons for maintaining the office, while in villages with three or more lambardārs the office will be retained. At the same time it was ordered that the *māfi* holdings should now be assessed to land revenue, and the assessment, provided it did not exceed one per cent. on the *jama* of the estate, should go to the *āla lambardār* as a cash *inām* in cases where the office was maintained subject to reconsideration at next settlement; and where the office was abolished should be utilised for the creation of *zamindāri ināms*. These orders have been given effect to in the new assessment. The *āla lambardār* as such has therefore no longer any rights in the land beyond receiving the assessment, and where he is still in possession, he has been shown as the tenant of the village community or of the owner of the land. This will enable the proprietor, whether the whole village or a single individual, to levy rent from him and to eject him if necessary, while it gives the *āla lambardār* or his heirs the right to claim compensation for disturbance or improvements in case of ejection. In cases of partition during settlement the area has generally been allotted to the *āla lambardār*, if not in excess of his share, and this procedure might well be followed in future partitions.

The amount available for the creation of future *sufaid poshi ināms* by the resumption of *āla lambardāri ināms* in villages with only one or two lambardārs will appear from the following statement:—

Tahsil.	Total value of <i>āla lambardāri ināms</i> .	Value of <i>ināms</i> to be retained for term of settlement.	Value of <i>ināms</i> that have already lapsed.	Value of <i>ināms</i> that will lapse on death of <i>āla lambardār</i> .
	Rs.	Rs.	Rs.	Rs.
Gujránwāla ... ..	2,542	950	14	1,578
Wazīrabad ... ..	1,760	708	37	1,015
Hāfizabad ... ..	1,667	284	13	1,370
Khāngah Dogrān ... ..	469	177	...	292
Total District ... ..	6,438	2,119	64	4,255

It has been proposed to utilise this amount for the creation of 86 *sufaid poshi ināms*—one or more in each *zail*—with a limit of Rs. 80, and averaging eventually Rs. 50 each.



189. The enquiry into *jágírs* was also carried out in the Settlement Department and was much impeded by the incompleteness of the old files and registers, copies of which had to be obtained from the Financial Commissioner's Office or the Secretariat. *Jágírs.*  
*Difficulties in the investigation.* Very few cases were met with in which the tenure as recorded was different from that in the sanctioning authority, but the shares in villages held partly in *jágír*, partly by Government, and also in villages held by large bodies of Bedi or Brahman *jágírdárs*, were found to be very complicated and confused. The reason of this was that in many cases at last settlement only the total *jágír*, without details of shares for each shareholder, was recorded, and in shared villages only the total amount of *jágír* and *khálsa* demand was shown without any explanation of the method or shares by which the result was arrived at. Hence in the former case the amounts realised by shareholders were often found to be at variance with their shares, and in cases of lapse or resumption, the calculation was incorrect, while in the latter case where the *jama* was raised progressively, there was nothing to show how the enhancement was to be apportioned between Government and the *jágírdár*. All such cases have now been cleared up by reference to the original files. Where there are several sharers in a *jágír* their shares have been defined and recorded in the *jamabandi*; and where an estate is held partly in *jágír*, partly *khálsa*, the shares, where there are such, have been ascertained and put on record.

In this connection the question arose whether *jágírdár* receiving a lump sum from an estate, and to whom no definite share had been allotted, were to participate in the enhancement or reduction of revenue by re-assessment. The claim was raised by the Butála Sardárs, but the question was decided against them by the Financial Commissioner who held that in such cases the *jágírdár* was only entitled to the fixed amount originally allotted. *Right of Jágírdárs to share in the enhancement.*

190. The investigation of the revenue free tenures was one of the most tedious and onerous duties in connection with the settlement, as each case involved not only local enquiry but reference to the patwári's talsíl and sadr registers which were often found conflicting, and to the files prepared at the regular and revised settlements as well as all subsequent files showing mutation, resumption, &c. After all discrepancies had been reconciled, a detailed order was written summarising the history of the grant, the original authority, area and revenue with details of shares and shareholders, the orders passed at the regular and revised settlement, all changes which had since occurred, the area and revenue now released, with details of shares, &c., the tenure on which the grant is to be in future held, conditions attached, &c. *General result of the enquiry.*

This order, which contains a reference to the number and page of the English Register where the case is recorded, will, as a rule, be a sufficient basis for all future orders and will obviate the necessity of reference to the old files.

A brief abstract of the final order has been incorporated in the settlement *jamabandi*, the patwáris' máfi register and the talsíl and sadr registers and these have been carefully checked with one another to secure complete uniformity.

As illustrating the advantage to Government of a thorough enquiry into assignments, the case of Mánánwála, a large village in the Bár, now assessed at Rs. 7,000, may be instanced. A share in this village supposed to value Rs. 200 per annum was originally granted by the Sikh power. This was maintained by the British Government in 1852, and the share was understood to cover half of the estate. Accordingly the *jágírdárs* (the grant is in perpetuity) have continued to hold half the estate from the beginning of our rule up to date.

In investigating the claim at the present settlement I found that the share in the original deed of grant from the Sikhs was only one-fourth; the remaining three-fourths had been held by other branches of the family, and when their share was resumed for complicity in the second Sikh war, the *jágírdárs* of one-fourth share stated that their own share was half, and the owners of the resumed shares fraudulently supported this statement, with the result that the owners of the unresumed share have enjoyed half instead of one-fourth up to date. The excess has now been resumed under the orders of Government.



191. When the enquiry into revenue free grants and the distribution of the assessments were completed, general registers were prepared for each tahsíl in the revised form prescribed in Revenue Circular 37, page 333, in which all *jágírs* and *máfís* in each class have been entered in the alphabetical order of the villages in which the grant lies. All details of area and *jama*, &c., have been entered according to the investigation file and the new record of rights.

General registers.

The register is divided into five parts showing grants—

- (1) in perpetuity;
- (2) for life or lives or till term of settlement;
- (3) for maintenance of institutions;
- (4) *ála lambardári* grants (in which the *ináms* liable to resumption on death of the present incumbents are indicated);
- (5) *sufaid poshi* or *zamíndári ináms*;

and the column of remarks contains an abstract of the detailed order passed at the investigation. One copy of this register has been supplied to each tahsíl, another copy giving a reference to the original *mafi* and *jagir* registers conveying sanction to the grant has been supplied to the District Office. The final result of the settlement has been to reduce the number of assignments, *jágír*, *máfi* and *inám* from 5,341 in 1888-89 to 2,208 in 1892-93, the number of shareholders from 5,690 to 3,004, while the amount of land revenue assigned has been enhanced by re-assessment from Rs. 1,29,905 to Rs. 1,75,934. This includes *zaildári ináms* and commutation dues.

The distribution of existing assignments excluding *zaildári ináms* and commutation dues in the present year (1894) is shown below—

Class.	Number of grants.	Number of grantees.	Total assessment.	REMARKS.
For maintenance of institutions	...	1,265	Rs. 15,078	
In perpetuity free of condition	...	91	9,800	
Do. subject to condition	...	63	1,02,079	
For life or lives	...	572	18,777	
During pleasure of Government	...	1,009	6,737	Includes <i>sufaid poshi</i> and <i>sarpanchi ináms</i> .
For term of settlement	...	4	54	

The total number of cases relating to revenue assignments investigated during the settlement was 4,327, viz.:—

How released.	Cases.	Area.	Revenue.
		Acres.	Rs.
1. Released as before after enquiry	1,176	...	...
2. Resumed after enquiry by order of			
Settlement Collector...	705	973	1,009
Financial Commissioner	86	532	674
Government	21	233	3,235
3. Area in excess of grant resumed by Settlement Officer	129	414	351
4. Resumed owing to death of grantees by Settlement Officer	950	...	...
5. <i>Ála lambardári máfís</i> resumed	1,076	12,663	1,597
Total resumption	2,967	267	513
6. New grants			
(a). In continuation of old...	15	...	...
(b). For first time	4	108	87



## CHAPTER VIII.

### MISCELLANEOUS.

- Occupancy tenants.  
 1. Landlord and tenants.  
 2. Zaildars.  
 3. Patwáris.  
 4. Kánúngo.  
 5. Taluqdári.  
 6. Rowáj-i-ám.  
 7. Di-alluvion rules.  
 8. Register of Government properties.

192. The number of occupancy holdings and the area held in occupancy tenure are shown in the following table :—

Tahsíl.	Number of holdings.	Cultivated area.	Per cent. of total cultivation.
Gujránwála ... ..	3,069	12,976	4.4
Wazirabad ... ..	2,388	10,042	6.25
Háfizabad ... ..	2,458	14,771	4.5
Total ... ..	7,915	37,789	4.8

Such tenants as a rule pay in cash at revenue rates with a small addition as *málikána*.

The *málikána* in Gujránwála and Háfizabad averages only 2 annas per rupee, in Wazirabad  $3\frac{1}{2}$  annas. Suits for enhancement have been few. Prior to settlement the average was from 15 to 25 per annum, and even settlement operations have not so far led to any general rush to claim enhancement such as has been observed in other districts, and notably in the adjoining district of Gujrat.

193. The result of the litigation during settlement is given below :—

Detail.	Instituted.	Successful.	Rejected or returned.
Suits for enhancement ... ..	120	106	14
Suits for reduction ... ..	2	1	1

These figures show how slow the owners have been to take advantage of the provisions of the Tenancy Acts of 1868 and 1887. Nearly all the cases have been disposed of by the Settlement Officer, and where decrees for enhancement have been given the *málikána* has usually been raised from 2 annas to 5 or 6 annas per rupee on unirrigated land and up to 6 to 10 annas per rupee on well lands.

194. The relations between landlord and tenants in this district have hitherto been harmonious, the chief reason for which is that owing to the large size of the holdings, and the great area of available land, there is not the same land hunger here as in more congested districts. Over most of the district the competition is among landlords for tenants; a good tenant is rarely disturbed, except with the view of preventing a possible claim to occupancy rights, and the margin of profit left to occupancy tenants and tenants-at-will is considerable.

The tenants have a strong security against rack-racking, in the fact that if rents are unduly forced up by the landlord they can throw up their holdings and migrate to the new lands irrigated by the Chenáb Canal, where owing to the scarcity of cultivation easy terms can be secured for many years to come.



195. At the suggestion of the Commissioner a set of rules has been laid down defining the general lines on which future claims for enhancement of rent should be dealt with, and suggesting the pitch of enhancement which in the absence of any exceptional features it seems advisable to decree. The basis of these rules are the two principles contained in para. 3 of Revenue Circular 17, viz. :—

Suggested scale for  
enhancement of occupancy  
tenants' rents.

- (1). That in exercising its discretion as to the extent to which the rent should be enhanced for reduced within the limits fixed by law, the Court should, among other matters take into consideration the circumstances of the tract within which the suit arises and the rate of *mālikāna* previously paid.
- (2). That while the claim of the landowner to an increased rate of profit should be fairly satisfied, severe enhancements much exceeding in their results the standard of rents commonly paid by other tenants with a similar right of occupancy in the neighbourhood should be avoided.

To give effect to these general principles the following scale of enhancement has been suggested as suitable to the circumstances of this district and has been approved of by the Commissioner's letter No. 41, dated 6th January 1894 :—

- I.—In the case of occupancy tenants under Section 5 (1) (a) the legal limit of 2 annas per rupee might be decreed at once.
- (II).—In the case of occupancy tenants under Section 5 (1) (b) (c) (d) for whom the legal limit is 6 annas per rupee—
  - (a). If the old *mālikāna* is less than 2 annas per rupee, raise to 2—4 annas per rupee.
  - (b). If the old *mālikāna* is 2 annas per rupee or more, raise to 4—6 annas per rupee.
- III.—In the case of occupancy tenants under Sections 6 and 8, for whom the legal limit is 12 annas per rupee.
  - (a). If the old *mālikāna* is less than 2 annas per rupee, raise to 4—6 annas per rupee.
  - (b). If the old *mālikāna* is from 2—4 annas per rupee, raise to 6—8 annas per rupee.
  - (c). If the old *mālikāna* is more than 4 annas, raise to 8—12 annas per rupee.
- IV.—But in all cases regard should be had, among other considerations to the former and present assessment of the holding at least till five years after re-assessment. If the revenue demand has been largely increased, thereby involving a large addition to the amount of the *mālikāna*, this would be a reason against a considerable increase in the rate ; whereas if the revenue demand has been considerably reduced by re-assessment, that would be a reason for increasing the rate of *mālikāna*, as otherwise the landlord would lose part of the amount.

196. It would appear from Mr. Morris's report that at the regular settlement nearly all tenants who claimed a right of occupancy were freely allowed it by the owners. He says in para. 83—

History of tenant right.  
(1) At Regular Settlement.

“There have been very few, if any disputes regarding cultivators with right of possession. The fact is that in consequence of the thinness of the population and the scarcity of cultivators, the proprietors have been too glad to give up to all their cultivators the right of possession with the object of inducing them to remain on the estate. We find moreover that not only have the majority of the cultivators been entered as hereditary, but that many also hold their land at the same rates as proprietors, *mālikāna* is the exception not the rule, and it rarely if ever exceeds  $6\frac{1}{2}$  per cent. or one anna in the rupee.”

Accordingly we find from Appendix IX to his report that of the 35 per cent. of the cultivation in the hands of tenants 17 per cent. or about 75,000 acres was held by hereditary tenants and 18 per cent. by *tenants-at-will*.



The action taken as regards landlord and tenant in Mr. Prinsep's settlement, the controversy which raged over it and the subsequent proceedings taken under the Tenancy Act of 1868 to review his proceedings, are matter of history and are described in full in No. 40 of "Selections from the Records of the Financial Commissioner" issued in 1889. Briefly stated his theory was that occupancy rights should only be recognised if created by decree of Court or consent of the landlord. He therefore framed for each estate a "record of enquiry into the rights of tenants" with the object of revising all the entries of occupancy tenants in the old record. Where occupancy rights were proved by decree of Court, or admitted by the landlord, the tenant was recorded accordingly as "maurúsi hukmi" or "maurúsi ba razámandi." In all other cases he held that the tenant even though recorded as "maurúsi" in the old record, was only entitled to protection (*panáhi*) from ejectment and enhancement of rent for a period limited according to the circumstances of each case. To fix this limit the statements of the tenants and landlords were recorded as to their respective claims, the opinion of assessors taken as to the points in dispute, an order was generally passed giving effect to such opinion, and entries were made in the record accordingly.

The effect of this order was usually to give protection to tenants formerly recorded as "maurúsi," in perpetuity or for a term of years or conditional on certain service, or during the existence of some institution. Such protected tenants were accordingly recorded as "*panáhi*" *ta duam, ta miyád, ta khidmat, ta sep, ta kaim-i-makán, &c., &c.*

The result was that not only were thousands of tenants deprived of their "hereditary" status and reduced to the position of lease or copyholders, but the records were also complicated by multifarious and in many cases unintelligible entries as to the status of the tenants.

By the Tenancy Act of 1868 power was given to revise these proceedings, and to restore to all occupancy tenants entered as such at the regular settlement a presumptive right of occupancy, the presumption to be set aside only if the landlord in a regular suit proved either (a) right to eject by custom or (b) voluntary admission before a Settlement Officer by the tenant of absence of right, and record of such admission at the time by the Settlement Officer.

In this district Faqir Zahúr-ud-dín, Extra Assistant Commissioner, was appointed to carry out the revision on the above lines and in a great number of cases the old 'maurúsi' tenants whose status had been lowered by Mr. Prinsep were recorded as having a presumptive right of occupancy under Section 6 of the Tenancy Act of 1868, leaving it to the proprietor to take the necessary measures for rebutting the presumption of occupancy rights should he think fit to do so, and to the tenant to take the necessary measures for obtaining an authoritative declaration of his precise status as a tenant under Sections 5, 6 or 8.

The action taken was, however, hardly as thorough and searching as had been intended, and as regards many "maurúsi" tenants of the regular settlement the *panáhi* entries made under Mr. Prinsep's directions were maintained apparently because at the time of framing the record of the revised settlement they had not specifically claimed occupancy rights.

The result is that the area held by occupancy tenants which at the regular settlement amounted to about 75,000 acres is now only 37,000, the difference representing the area in which "maurúsi" tenants of the regular Settlement were recorded as "*panáhi*" or tenants-at-will at last settlement, or in which occupancy rights have been lost from other causes.

The question how these "*panáhi*" tenants were to be fitted into the existing classification of tenants as occupancy tenants and tenants-at-will in the new record of rights was raised early in the settlement. The Lieutenant-Governor's view was that while probably the great majority of *panáhi* tenants, of whatever kind, were legally entitled to rights of occupancy, yet it was not competent to officers revising records to assume that this was so and to make entries in the new record in accordance with that assumption.

(2) At the revised settlement.

(3) Under the Tenancy Act of 1868.

(4) At the present settlement.

Junior Secretary's No. 112 C., dated 1st July 1889.



Ultimately it was decided that tenants hitherto shown as *dawámi*, *panáhi dawámi* or *maurási* should now be shown as occupancy tenants (*dákhilkár*) without specification of the section of the Tenancy Act of 1887, under which they held, and that in all other cases of *panáhi* tenants the entries of the old records should be repeated in the new one, attention being drawn to the facts of the case by a special note in the new record.

Accordingly in estates where such tenants are found they have been recorded as before and the following explanatory note has been added:—

- (1) "In the records of last settlement certain cultivators are described neither as tenants with rights of occupancy nor as tenants without right of occupancy such as *panáhi*, &c.
- (2) "Subject to the provisions of Section 37 of the Punjab Land Revenue Act 1887, these entries have been repeated in this *jamabandi*, but the tenants in question may nevertheless have a right of occupancy under the provisions of the Punjab Tenancy Act, 1887.
- (3) "In any case coming before the Courts in which the status of such cultivator is in dispute, the correspondence published in 1839 in No. 40 of the Selections from the Records of the Financial Commissioner's Office should be referred to."

The Lieutenant-Governor further directed that cases in which the status of *panáhi* tenants under the Tenancy Act is involved should only be taken up by the Deputy Commissioner himself, an experienced Assistant or the Revenue Assistant of the district.

This is a very necessary precaution as such cases are fraught with difficulty to an officer not conversant with the history of the subject, and the decisions in the past have been very conflicting, some Courts treating *panáhi* tenants as mere tenants-at-will, others regarding them as occupancy tenants under Section 6 of the Act.

Area held by protected  
(*panáhi*) tenants.

197. The total number and area of *panáhi* holdings now recorded is—

Tahsil.										Holdings.	Area.	Rent in rupees.
											Acres.	
Gujránwála	...	...	...	...	...	...	...	...	...	970	2,465	3,311
Wazirabad	...	...	...	...	...	...	...	...	...	155	425	418
Háfizabad	...	...	...	...	...	...	...	...	...	325	670	300
Total										1,450	3,560	4,029

For statistical purposes they are classified with occupancy tenants, and in suits for enhancement of rent I have generally treated them as occupancy tenants under Section 6 of the Act.

198. The rules and procedure sanctioned for di-alluvion are printed as Appendix B to this Report and apply to the Chenáb and Jhelum throughout the Ráwalpindi Division.

They have been introduced from the date of the new assessment, *i.e.*, Wazirabad Kharif 1892, Háfizabad Rabi 1894, and as regards simplicity of working and accuracy in result are a great improvement on the old haphazard system. The objects aimed at are—

- (1) to give the necessary elasticity by taking account of all changes in cultivation and culturable land due to river action;
- (2) to maintain in a simple and continuous form a record for each field affected showing all such changes from year to year;
- (3) to base the imposition, enhancement, or reduction of assessment on the crops grown, which for this purpose have been divided into two classes.



The subject will require special attention for some years to come as the action of the Chenáb Canal in withdrawing from the river nearly all the cold weather and an appreciable part of the hot weather supply will make itself more and more felt every year, and cannot fail to affect the alluvial land in estates lying below the weir.

199. During settlement a scheme for the revision of patwáris' circles, increasing their number and pay and providing for the <sup>Reorganisation of the</sup> increased cost by a uniform rate of patwár cess for the whole district was submitted and sanctioned.

At last settlement the number of patwáris was fixed at 253, and up to the general reorganisation of 1885 they were paid not according to grades on a fixed scale but by a percentage on the land revenue of their circles which they realised direct and which varied enormously from tahsíl to tahsíl and from circle to circle as shown below :—

Tahsíl.						Highest.	Lowest.	Average.
						Rs. a. p.	Rs. a. p.	Rs. a. p.
Gujránwála	...	...	...	...	...	8 0 0	3 0 0	5 10 0
Wazirabad	...	...	...	...	...	5 8 0	3 8 0	4 7 0
Háfizabad	...	...	...	...	...	9 0 0	3 12 0	6 6 0

The incidence for the whole district was Rs. 5-12-0 per cent., and the following small cesses were also levied :—

- (1) A rate of 3 annas per 100 fields for patwáris' contingencies (*sair kharch*).
- (2) In Gujránwála and Háfizabad a rate of 4 annas per cent. on the land revenue (Kánúgos' fees) to provide for the extra field kánúgos appointed at last settlement.

At the reorganisation of 1885 the unequal cesses were maintained as before, but the following changes were made :—

- (1) The patwár cess and other dues were funded.
- (2) The patwáris were divided into three equal grades paid respectively Rs. 12, Rs. 10-8, and Rs. 9 per mensem.
- (3) Eleven assistants on Rs. 5 per mensem were appointed.

The proposals now sanctioned involve—

- (1) The increase in the number of patwáris in proprietary villages from 253 to 270 and of assistants from 11 to 16 :—

TAHSIL.						FORMER.		NOW SANCTIONED.		REMARKS.
						Pat-wáris.	Assist-ants.	Pat-wáris.	Assist-ants.	
Gujránwála	...	...	...	...	...	99	4	100	6	
Wazirabad	...	...	...	...	...	60	3	60	4	
Háfizabad	...	...	...	...	...	94	4	*110	6	
Total	...	...	...	...	...	253	11	270	16	*Of these 30 patwáris and two assistants are attached to the new Khángab Dográn tahsíl.

- (2) The patwáris to be divided equally into three grades paid respectively Rs. 10, Rs. 12 and Rs. 14 per mensem, and the assistants to be paid Rs. 6 per mensem.



- (3) The abolition of the cesses for contingencies and kánúngos' fees.
- (4) The substitution for the differential cess varying from circle to circle and averaging Rs. 5-12-0 per cent. for the district, of a uniform cess of Rs. 5-3-4 per cent., or 10 pies per rupee for the whole district.

The rate of the cess Rs. 5-3-4 per cent. is higher than in adjoining districts and was sanctioned by Government with some reluctance. It was based on the assumption that the new demand would amount to Rs. 8,50,000, but the assessment comes to Rs. 8,83,226, so that there will be a surplus.

The extension of cultivation in the old settled villages of Háfizabad is, however, proceeding very rapidly, and under the semi-fluctuating system of assessment now introduced it will certainly be necessary to further strengthen the patwárís' staff of that tahsíl after a few years. The rate sanctioned will, however, cover this, and as the fund on 1st October 1893 after deducting liabilities for the past quarter had a balance of over Rs. 35,000 to its credit, the new arrangements have a good start. As the settlement for each tahsíl was completed the patwárís' circles were re-distributed, and the patwárís graded according to the new schedule.

The proportion of one-third in each grade has not been strictly adhered to, and the number in the 3rd grade far exceeds it. This is due to the fact that over half the patwárís are new men appointed during settlement who have not yet established their claim to promotion. They can be promoted hereafter according to their fitness and it is as well that 1st and 2nd grades should not be blocked by having all the appointments filled up at once.

200. In addition to the 270 patwárís in the old settled villages, 25 Patwárís in newly found- have been appointed by the Colonisation Officer in the ed villages. 113 new mauzas recently established in the Government waste. These are paid at the rate of Rs. 10, Rs. 12 and Rs. 14 per mensem by a contribution from the cesses levied at 4 annas per rupee on the land-revenue and owner's-rate—8 annas and Re. 1 respectively per cropped acre—of the colonised area.

201. Of the present patwárís all but 6—in the Gujránwála tahsíl— have passed the examination held during the settlement, Patwárís' qualifications. 35 have passed the Middle School and 3 the Entrance Examination. The proportion of Middle passed men is rather small. In futuro, I think, the rule might be enforced that no candidate unless of the agriculturist class should be accepted who has not passed the Middle School Examination.

202. The re-organisation of the kánúngo establishment and re-distribu- tion of their charges was a necessary complement to the Kánúngos. increase in the number of patwárís. The old system—under which the tahsíl kánúngo and his náib were made responsible for the supervision of all the patwárís in Wazirabad and were assisted by 2 extra kánúngos in Gujránwála and 3 in Háfizabad, selected from among the patwárís, so that each of the 11 parganas in the district had a separate kánúngo—has been described in page 47 of Captain Nisbet's Report.

The 5 extra kánúngos who were subsequently increased to 6, employed in Gujránwála and Háfizabad, were not on the regular establishment and were paid from kánúngos' fees :—first at the rate of Rs. 15 and then Rs. 20 per mensem. The changes made by the general re-organisation of 1885 are shown below.

TAHSIL.	UP TO 1885.				AS REVISED IN 1885.		
	Kánúngos.	Náib-kánúngos.	Extra kánúngos.	Total.	Office kánúngos.	Field kánúngos.	Total.
Gujránwála ...	1	1	3	5	1	4	5
Wazirabad ...	1	1	...	2	1	3	4
Háfizabad ...	1	1	3	5	1	4	5



Their practical effect was—

- (1) To convert the three permanent kánúgos in each tahsíl into office kánúgos and the 6 extra kánúgos in Gujránwála and Háfizabad into field kánúgos. No addition being made to the number in these tahsíls.
- (2) To convert the náib-kánúgos in Wazírabad into a field kánúgo and add two more field kánúgos in that tahsíl. At the same time all the kánúgos were brought on the regular establishment and their pay fixed at Rs. 25 or Rs. 30 per mensem.

203. The closer observation of the patwáris' work now required, and the enormous expansion amounting to 90 per cent. of cultivation in Háfizabad which has led to its division into two tahsíls from 1st October 1893, rendered a further increase in the field kánúgos imperative.

I accordingly proposed to increase their number as follows:—

Tahsíl.	Former.	Proposed.	Remarks.
Gujránwála ... ..	4	5	
Wazírabad ... ..	3	4	
Háfizabad ... ..	4	10	Khangah Dográn 5 Háfizabad 5
Total ... ..	11	19	

The great increase in Háfizabad was justified, not only by the increase of cultivation in the old villages, and the recent foundation of 113 new villages in the Government waste, but also by the semi-fluctuating character of the assessment. After some discussion Government sanctioned the increase proposed for Háfizabad provisionally for two years, but owing to financial exigencies no increase was allowed in Gujránwála and Wazírabad. The kánúgos in these two tahsíls have therefore very heavy charges. The new arrangements have been brought into working from 1st April 1894 and the kánúgos' circles have been so arranged as to be conterminous with patwáris' circles and *zail* boundaries.

204. The revision of the *zaildári* arrangements with the view of re-adjusting the *zails* and increasing the remuneration was carried out during the settlement in co-operation with the Deputy Commissioner. The history of the *zaildári* question in this district is briefly as follows. At the regular settlement police *zaildárs* to the number of 16 were appointed over Háfizabad and part of Gujránwála. Their position was originally that of honorary police officers, and they were paid direct from the Treasury the allowances ranging from Rs. 100 to Rs. 150. These allowances are still paid in two cases, *viz.*—

	Rs.
(1). Kádir Bakhsh, <i>zaildár</i> , of Jalálpur ... ..	100
(2). Sajjan, <i>zaildár</i> , of Kasise ... ..	100

but will lapse on the death of the present incumbents.

205. At last settlement to quote from Captain Nisbet's report, page 47—

“At commencement of the field survey the men of known influence and good services who were looked up to as chiefs over a considerable circle of villages were appointed *zaildárs* or settlement *chaudhrís*. The office was an eagerly coveted one, the right men, I believe got the position, and being a new appointment, each incumbent was on his mettle to vie with the other in a zealous performance of his duty, and at every stage of the work the greatest assistance was rendered by the *zaildárs*. Each *zaildár* had 5 or 6 patwáris' *tappas* which formed his circle of jurisdiction; at the close of the settlement for the services thus rendered and in consideration of the duties for which they are made responsible affecting the general welfare as well as the revenue administration of the district, the *zaildár* receives an *inám* varying from Rs. 100 to Rs. 200 per annum and a small grant of culturable land, usually 50 acres.”



Each zaildár was in addition provided with a peon, paid at the rate of Rs. 4 per month by contribution from the *malba* of villages in the *zails*.

The police zaildárs in all cases received appointments, thus facilitating the union of the zaildárs' police and revenue duties. The leading statistics of the *zails* as they stood before re-distribution are given below :—

TAHSIL.	Number of zails.	NUMBER OF PATWARIS' CIRCLES PER ZAIL.		RATE OF ZAILDARS' CESS.		ZAILDARS' PAY.		Average per zaildár.	Total of zaildars' cess.	Per cent on the old <i>jama</i> .
		Highest.	Lowest.	Highest.	Lowest.	Highest.	Lowest.			
				Rs. a. p.	Rs. a. p.	Rs.	Rs.	Rs.	Rs.	Rs. a. p.
Gujránwála ... ..	20	8	3	1 12 0	0 12 0	201	92	142	2,838	1 1 6
Wazirabad ... ..	18	5	3	2 0 0	1 4 0	299	109	166	2,995	1 10 0
Háfizabad ... ..	19	13	2	2 0 0	0 8 0	190	60	135	2,560	1 4 9
Total ... ..	57	13	2	2 0 0	0 8 0	299	60	148	8,393	1 4 10

It will be seen that the old arrangements were extremely unequal as regards size of the *zails*, rate of cess, emoluments, &c., and that the number of zaildárs, 57, was too large to allow of the remuneration being substantial even though the cess averaged Re. 1-4-10 per cent. on the assessment.

206. Under the new Land Revenue Act a uniform deduction of Re. 1 per cent. on the land revenue has been substituted for the former fluctuating cess. The proceeds of this deduction under the new assessment were :—

Tahsil.	Rs.
Gujránwála ... ..	3,283
Wazirabad ... ..	2,332
Háfizabad ... ..	2,336
Khángah Dográn ... ..	885
Total ... ..	8,836

so that in Wazirabad in spite of the increase of assessment the lowering of the rate reduced the income by nearly Rs. 700.

It therefore became necessary in all tahsils either to reduce the number of zaildárs—and this was rendered easy by the fact that there were 6 *zails* vacant in Gujránwála, 6 in Wazirabad, 5 in Háfizabad, the incumbents of which had died during settlement—or to so re-distribute them as to make the remuneration fairly equal and substantial. The latter became the more necessary, as the village *malba* is now exempted (Revenue Circular 27) from contribution to the peon's salary, and the zaildár, if he retains the peon, as in most cases he will, must himself pay him.

I therefore proposed to reduce 3 *zails* in Gujránwála, 6 in Wazirabad, 4 in Háfizabad, and to revise the boundaries, the patwári's circle being taken as the unit subject to tribal considerations. The effect of these proposals is shown below—

TAHSIL.	Number of zails.	NUMBER OF PATWARIS' CIRCLES.		Rate of cess per cent.	REMUNERATION.			Total of zaildári payments.
		Highest.	Lowest.		Highest.	Lowest.	Average.	
					Rs.	Rs.	Rs.	Rs.
Gujránwála ... ..	17	8	5	1	246	160	193	3,283
Wazirabad ... ..	12	6	4	1	243	135	194	2,330
Háfizabad ... ..	10	12	5	1	313	161	234	2,336
Khángah Dográn ... ..	5	8	2	1	229	95	177	885
Total ... ..	44	12	2	1	313	95	201	8,834



The revised arrangements were sanctioned in the case of Gujranwála and Wazirabad by Revenue Secretary's letter No. 205, dated 26th October 1893, and for Hafizabad and Khángah Dográn by Revenue Secretary's letter No. 287, dated 19th June 1894.

In Gujranwála the number of *zails* was reduced from 20 to 17 and the average salary raised from Rs. 142 to Rs. 193 with extremes of Rs. 160 and Rs. 246. Two of the reduced *zails* were vacant and the incumbent of the third Ahmad Khan of Ratali was compensated by the grant of a *zamindari inám* for life of Rs. 125 equal in amount to his old *zaildári* allowances.

In Wazirabad where the old *zails* were far too numerous their number was reduced from 18 to 12, raising the average remuneration from Rs. 166 to Rs. 194 with extremes of Rs. 135 and Rs. 243. In only one case, the petty *zail* of Abul Fatehwáli, where existing rights interfered with, and as the incumbent was entirely unfit and of unsound mind, who would otherwise have been dismissed, he had no claim for compensation.

In this tahsíl two *zaildárs* Haiyát Muhammad of Wazirabad and Jowála Singh of Jaura, whose emoluments were reduced by Rs. 66 and Rs. 53 respectively by the revised arrangements were compensated by the grant of personal life *ináms* of an equivalent amount.

In Hafizabad the number of *zails* was reduced from 19 to 15, four *zails* which were vacant being brought under reduction, and the average emoluments were raised from Rs. 134 to Rs. 215. When the new arrangements were completed there were ten *zails* to be filled up. To eight of these, in the Gujranwála and Wazirabad tahsíls, I have appointed *zaildárs* while holding charge of the district; two vacant posts in the new Khángah Dográn tahsíl have also been filled up. The *zaildárs* have been allowed to select the village within their *zail* from which they will in future draw their *inám* in a lump sum, instead of begging it from village to village, and this concession has been much appreciated by them.

207. *Zaildári* registers in the form prescribed in Revenue Circular 27 have been prepared for each tahsíl, giving the latest statistical information about each village in the *zail*, brief remarks about the *zail* and *zaildár*, and a copy of the order of appointment where a new selection has been made. To each register is appended a map of the tahsíl showing the boundaries of each *zail*. An extract from the map and register in so far as it relates to his own *zail* will be supplied to each *zaildár*, and it is hoped that future Deputy Commissioners will insist on these registers being kept up to date by the remarks of inspecting officers being entered in them. Hitherto nothing of the kind has been done.

208. Proposals have yet to be submitted regarding the division of Secure and insecure tracts. estates into "secure" and "insecure," and the extent to which suspension of the demand should be granted for calamities of season, see Revenue Circular 31. Some light is thrown on the subject in the remarks in paras. 44 to 48 above, from which it appears that in the past the district has so far been considered "secure" that during the 25 years since last settlement only about Rs. 12,000 in all had been suspended, while the remissions came to less than Rs. 1,000.

I have already however expressed the opinion that these were not the only cases in which remedial measures were called for, and that the rigidity shown in enforcing the demand has more than once aggravated the distress in bad seasons. No doubt the extension of canal irrigation in the Hafizabad tahsíl, which was the tract most exposed to drought, and least safeguarded by wells, has considerably reduced the insecure area. And as new irrigation channels are opened the number of "secure" villages will tend to increase. I have now noted in Assessment Statement B. opposite each village whether I regard it as "secure" or "insecure," and also made a note of the fact in the village note-book. The general rule I have followed is that in the Gujranwála and Wazirabad tahsíls, where the monsoon and winter rains are fairly certain, and the annual fall averages over 20 inches, I consider a village secure if 50 per cent. of the cultivation is protected by wells, and the average well area does not exceed 40 acres.



209. Judged by this standard, practically of all the Wazirabad tahsil—  
 “Secure” areas in Wazirabad. the riverain circle which comes under a semi fluctuating system being excluded under the rules—is “secure.”

By this I mean that unless a drought is prolonged over more than two harvests suspensions will not ordinarily be required. The wells being numerous, the water level near and the supply excellent, the Charkhari circle with 93 per cent. of the cultivation *chahi* and the Bangar with nearly 90 per cent. *chahi* or *nahri*, should be as secure as any tracts in the Central Punjab. Should however the drought extend over more than two harvests its effects become very serious in a well tract. The well cattle become emaciated from overwork and under-feeding. Most of the crop goes in fodder, the water supply runs short and the loss of cattle which die of starvation or become prematurely worn out hits the zamidars of these tracts harder than elsewhere, as they have no reserve of their own from which to replace them and have to borrow money for the purpose at usurious interest. If no leniency is shown in exacting the revenue in such seasons, the burden of debt, and its consequence the transfer of the land to the money-lender increases to an alarming extent. If then the drought extends to a third harvest in succession suspension of at least half, if not of the whole, demand should be freely given, and it should be borne in mind that as the revenue demand and the expenses of cultivation are heavier on well than on unirrigated lands, they take longer to recover from the effects of a prolonged drought, and the realisation of the suspended demand should therefore, as a rule, be spread over two harvests

210. Applying the same standard to the Gujranwala tahsil the  
 “Secure” areas in Gujranwala. Charkhari circle with 85 per cent. of the cultivation returned as *chahi* may be considered secure, though not to the same extent as the Wazirabad Charkhari, the well areas being larger, the rainfall less, and the soil poorer. In the Bangar circle, Bangar circle where 69 per cent. is returned as *chahi*, but the well areas average 45 acres, and the wells therefore need rain to supplement their irrigation power, the majority of the estates are secure, though less so than in the Charkhari. Roughly speaking most of the insecure estates lie south of the road from Gujranwala to Khangah Dogran, and it may be said generally that the nearer we approach to the Lahore border on the south the more precarious is the agriculture.

In the Adjoining Bar circle on the south-west of the tahsil only  
 Adjoining Bar circle. 44 per cent. of the cultivation is returned as irrigated, and this is an over-estimate of the area actually “secured” by wells as the average well area is 43 acres. The rainfall in this tract is only about 15 inches and is more uncertain than elsewhere. Hence most of the estates in this circle are “insecure” and the area cropped and the outturn fluctuate enormously with the rainfall. The kharif is particularly precarious, but it is only when the failure of the kharif is followed owing to the absence of the winter rains or other causes, by a very unfavourable rabi, that relief will be required. The wells in this tract are too few, and the expense of working them owing to the deep water-level too great, for them to be of much use in alleviating the effects of a prolonged drought, and as the people depend on the *barani* land for their fodder crops the scarcity of fodder makes itself severely felt in the second successive season of drought. If the deficiency in the rabi is 50 per cent. or more as compared with the data on which the assessment was based, which are given in the village notebooks, then one-half, three-fourths or all of the rabi instalments should be suspended according to the circumstances of the village. If the drought continues till the following kharif, then wholesale suspension must be given, and it will be found that the agriculturists have migrated in large numbers with their cattle to the banks of the Chenab, Sutlej or Ravi, or to the canal irrigated tract in search of fodder.

211. Of the four circles in the old Hafizabad tahsil the Adjoining Bar  
 Hafizabad “secure” areas in Adjoining Bar. circle with 40 per cent. of the cultivation *chahi*, (the well area averaging 48 acres,) and 12 per cent. *nahri*, is in much the same position as regards “secure” areas as the Adjoining Bar of



Gujránwála, with this difference however that the opening of the Gugaira Branch will render "secure" many estates which are now "insecure." As regards these two circles generally it may be said that though quick to feel the effects of a really bad drought, the excellence of the soil enables it to raise spring crops with a very light rainfall, and they are equally quick to recover. Two successive good seasons are generally sufficient to wipe out the effects of even the most deplorable drought. The revenue is comparatively light, the expenses of cultivation low, and having a large reserve of culturable land, a recurrence of good seasons enables them to extend their cultivation, and grow large areas of excellent crops with little labour and expense. The rabi is the important crop, and if it is successful there should be no difficulty in realising even a whole suspended instalment with it. If there is more than one instalment under suspension realisation of the second should as a rule be deferred to the next rabi, collections of suspended revenue in the kharif harvest, however successful, would be a mistake in these two circles, as in the kharif fodder and food grains for home consumption are mainly grown, and the area of crops raised which can be turned into cash is very limited.

The Bár circle has now only one-third of its area unirrigated, the remaining two-thirds being protected by the canal or by wells, and as the area canal-irrigated is rapidly expanding and the opening of the Gugaira and Jhang Branches will extend irrigation to several new villages, this tract, formerly the most "insecure" in the district will, in a few years, be the most "secure."

The Banger circle in which only 18 per cent. is unirrigated, 64 per cent. being protected by wells, and 18 per cent. by the canal, would appear on paper to be the most secure in the district after the two Charkhari circles. This is however very far from being the case. The soil is sterile, the wells with average areas of 44 acres are worth little in a bad drought and soon go out of working, the people are wanting in heart and enterprise, and over a great part of this circle agriculture collapses sooner than anywhere else in the district.

Roughly, the estates lying east of the road from Háfizabad to Kanlo Tarár and going on to the Chenáb are fairly secure as they have more wells, more canal irrigation and a better rainfall. I would class nearly all the estates to the west of that road, even though more than 50 per cent. of the cultivation is *chúhi*, as decidedly insecure, unless at least one-fourth of the cultivation is canal-irrigated. In the whole circle about 60 villages out of 132 have so far received canal irrigation. Those have not are in a precarious position and will require careful watching, as even in the early stages of a drought the cultivators desert the wells for the more secure canal cultivation, and the withdrawal of hands and capital weakens the estate. In this circle I think it would be advisable to grant suspension in non-canal-irrigated villages in the second of two successive bad harvests and to defer realisation till a good rabi or the kharif crops are of relatively little value.

The two riverain circles in Wazirabad and Háfizabad are supposed to be already under a semi-fluctuating and elastic system. The new di-alluvion rules take account of all changes of importance as regards the inundated (*sailaba*) land, and wells in both circles are numerous and benefit by river floods. Suspensions will ordinarily not be required except when damage to standing crops in the kharif or rabi has been caused by floods, and in such cases I think remission is the proper remedy, as the villages also suffer severely from houses and cattle being washed away.

212. Before proposing remissions for damage caused by floods, the prospects of the succeeding harvest should be taken into consideration, as it often happens that the kharif crop which is comparatively unimportant in alluvial villages is carried away by high floods, but these may be so fertilising or so beneficial for rabi sowings that the loss is more than made up in the rabi. It should also be borne in mind that when remissions are given for the loss of a crop in any particular harvest, whether by hail, floods or locusts, the remission should cover the demand for the year on that land, not the demand for the harvest alone. Land in this



district rarely yields two crops in the year; and the zamíndár looks to his single crop in whatever harvest grown to meet the demand for both harvests.

213. In conclusion it may be remarked that suspensions lose all their value unless announced in time, i. e., before the zamíndárs begin to borrow to meet the demand and before the lambardár begins to collect. It is therefore essential that the Tahsildár should submit his report on distressed villages before the harvest inspection, say by 15th September for the kharíf and by 15th February for the rabi, and though the details of the harvest will not be available its general character will have declared itself so that the Deputy Commissioner or the officer he may depute to make the local enquiry may do this not only with the paper results of the *girdáwari* before him, but while the crop is still on the ground. In deciding to what extent suspensions are required in the case of villages with a fixed assessment the standard by which the results of the harvest should be measured is not that of the previous years but that of the years on the result of which the assessment is based as shown in the village note-book. A village may have doubled its cultivation since the settlement and even if half the crop fails in two successive harvests, the successful area may be equal to or exceed that on which the assessment was based, and in such a case of course remissions would be unnecessary.

214. The old villages have now been dealt with in order. The new colonies in the Khángah Dográn tahsíl come under special rules by which the demand for land revenue, cesses, *málikána*, &c., is calculated for each harvest and varies directly with the results of the harvest, nothing being charged when the crop has failed.

215. In fact for fixing the total assessment of the new estates and for determining the water rates in the old estates, a sliding scale of remissions has been agreed to provisionally by the Chief Engineer and the Financial Commissioner on the following lines. Taking an average crop as 16 annas :—

- (1). Any crop not exceeding 4 annas, total remission of rates.
- (2). Over 4 annas and below 8 annas, two-thirds remission of rates.
- (3). Over 8 annas and below 12 annas, one-third remission of rates.
- (4). Twelve annas and over, full rates. These rules have only just been promulgated and they will be brought into working from Kharif 1894, the co-operation of the revenue and Canal establishments being requisite for the purpose.

If these rules which are extremely liberal are properly worked, there will no longer be any reason for complaints of harsh exaction of the canal demand which have been rather frequent in the past.

216. The record of the tribal custom (*Riwáj-i-am*) has yet to be issued. The materials have already been collected. The record prepared at last settlement, which I was at first directed merely to translate and re-issue, was found not only out of date but defective. It embodied the answers of the tribes to 22 questions dealing with customs as regards : (1) inheritance, (2) partition, (3) adoption, (4) alienation, (5) special properties of females, but was silent as regards the other subjects : (1) betrothal, (2) marriage, (3) dower, (4) divorce, (5) guardianship, (6) minority, (7) bastardy, (8) family relation, (9) wills, (10) legacies, (11) gifts in which under Section 5 of the Punjab Laws Act custom, where it exists is the basis of decision. I therefore prepared a set of questions, 103 in number, based on those of Umballa, Ferozepore, &c., to cover all these subjects. The replies of each of the leading tribes have now been recorded, instances of judicial decisions being cited when available; and the result which I hope to publish in the coming cold weather should be a useful guide to the Courts in cases where the custom is in issue.



217. Though the re-assessment of the district was gazetted in November 1888, the establishment was not completed till the hot weather of 1889 and operations did not begin till I assumed charge in September 1889. I expected to finish the work by the end of March 1894 or within 4½ years, but the delay in receiving orders on the Háfizabad assessments—proposals for which were submitted in June 1893, but the orders on these were not communicated till February 1894—rendered this impossible, and the work was not completed till the end of June.

The Settlement establishment in Gujránwála and Wazírabad has been dispensed with since July 1893 and that of Háfizabad from 1st July 1894. Only a few men are still left unprovided for. The rest have obtained suitable posts in this or other districts, or in the new settlements. The only work now remaining is the revision of the Gazetteer and the preparation of the Riwáj-i-am. I have collected materials for both, and would have completed them by now had I not assumed charge of the district in March last. They will be taken in hand when I resume charge of the district on returning from privilege leave in October next.

The total cost of settlement upto 30th June is Rs. 2,78,621-15-3 of which Rs. 17,088-1-8 has been or will be realised from the jágírdárs, while Rs. 21,777-4-10 have been realised from mutation fees. As the immediate increase in the *khálsa* demand owing to re-assessment is Rs. 1,87,804, the cost is more than covered by the increased collections for the first three harvests.

218. I have held uninterrupted charge of the settlement from September 1889 up to date, 1st July 1894, with the exception of three months' absence on privilege leave in the hot weather of 1891, during which Lála Chandan Lál held charge as Collector under the Deputy Commissioner. For about four months in 1890 and from 19th March 1894 up to date I held charge of the district as well. For fifteen months, October 1890 to January 1892, I also had charge of the survey of the Government waste lands in connection with the Chenáb Canal Colonisation Scheme. Being entirely ignorant of the details of settlement work to start with I had to depend largely on the experience and knowledge of Lála Chandan Lál who has held the office of Extra Assistant Settlement Officer, with two short intervals of privilege leave, throughout the settlement.

Among a class of officials who are specially distinguished for those qualities I believe this officer is second to none in zeal, industry and honest devotion to his work. He has been indefatigable in his supervision of the survey and records, honest and impartial in bringing to notice any bad work or misconduct in the subordinate establishment, and I could always make over an intricate case to him with the confidence that he would spare no pains in getting together all the facts and marshalling them in a clear and intelligible form. He has for the last year been Revenue Assistant to the District as well as Extra Assistant Settlement Officer, and will remain on in that capacity. His knowledge of the district and of the revenue establishment will be a great help to the Deputy Commissioner hereafter in revenue work.

I trust the good work he has done will be duly acknowledged in the proper quarter. Of the Settlement Tahsildárs Lála Nihál Chand, who was in charge of the Gujránwála tahsíl, to which he was posted as Tahsildár at close of operations, did his work honestly and quickly, if not always thoroughly. He is a man of good education and high character, but will not always take the trouble to go into details.

Lála Nának Chand, Settlement Tahsildár, Háfizabad, had a very onerous charge in a trying climate. He did excellent work in pushing on the surveys, and over-exposure brought on a severe attack of fever which caused his death in September 1893. His placé was taken up by Lála Rallya Rám, who came here as Deputy Superintendent from Ferozepore in September 1891, and had done very good work as Deputy Superintendent and acting Settlement Tahsildár in Gujránwála. In Háfizabad Rallya Rám has done even better than I had expected of him, in completing the record, preparing the *láchh* files, distributing



the assessment and winding up operations generally. He is a thorough and painstaking officer whose work can always be relied upon, and at the same time he gets through it promptly.

The Wazirabad tahsíl being a comparatively light charge was held by an Extra Tahsildár. Har Narain started the work and showed promise, but after a year he took up the post of Superintendent in the Office of Commissioner, Jullundur. He was succeeded by Beli Rám from Shahpur. The latter pushed on survey and record work satisfactorily. His mutation and *báchh* work were particularly good, but he found some difficulty in handling all the threads together. Of the Deputy Superintendents Ali Muhammad who was transferred to Pesháwar in May 1893 and Mela Rám who has now been appointed Reader in the District Office, did well. Both were honest and hard-working officials. Abdul Majid, who has been transferred to Pesháwar, was less satisfactory. His work was often hasty and slipshod and a great deal of his *báchh* work had to be revised.

Rám Rattan whom I promoted from field kánúngo was a clever and capable Deputy Superintendent, but he got into trouble for fudging mutation entries, was reverted and *brought* under reduction.

I employed the sadr kánúngo Bhagwán Dás as my Reader during the settlement. He had been employed in the district for nearly 30 years and his local experience and knowledge of previous files and cases were a great help to me. He has attained the age of 55, but should be kept on till 1st April 1895, as questions may crop up regarding which his knowledge *will* be found useful. The District Record-keeper Lachman Dás, a very old and deserving official, always rendered prompt and ungrudging assistance in unearthing old records and in filing the new.

Of the District Tahsildárs, Lala Pindi Dás, who had a good training under Mr. Wilson in the Shahpur Settlement, did the best work. He held charge of a circle first in Háfizabad and latterly in Khangah Dográn, and in both places his local knowledge and capacity for getting work done were a great help. Munshi Nawáb Khan in Gujranwála and Desráj in Wazirabad showed energy in preparing the *báchh* and completing the new record. Prem Singh, Náib-Tahsildár, Gujranwála, and Devi Dás, Náib-Tahsildár, Háfizabad, also rendered willing assistance in all branches of the work.

In conclusion, I must ask that any shortcomings or inaccuracies to this report, which will I fear be considered too long and rambling, may be leniently regarded. I have had to write most of it hurriedly in intervals snatched from the pressure of urgent district work, and my aim has been not so much to give a *resumé* of the operations for the information of the revenue authorities, as to put on record all facts connected with the settlement which will explain to future Collectors and Settlement Officers what has been done, and which may serve as a guide to the revenue administration of the district.

GUJWANWALA :

1st July 1894.

}

M. F. O'DWYER,

*Settlement Collector.*



# APPENDIX A.

Area and Crop Statement for five years ending 1892-93.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22
YEAR.	Total cultivation.	Area sown.	Area failed.	Area harvested.	Irrigated.	Unirrigated.	Kharif.	Kharif irrigated.	Rabi.	Rabi irrigated.	Rice.	Cane.	Cotton.	Maize.	Jowar.	Ming.	Moth.	Wheat.	Barley.	Gram.	Oilseeds.
1888-89	...	731,725	52,122	679,395	403,798	210,597	232,852	125,400	446,543	343,398	16,200	19,948	29,291	19,764	66,676	18,018	20,043	252,321	65,367	62,619	27,111
1889-90	...	754,764	54,551	667,300	431,027	236,281	231,975	123,091	365,325	307,936	21,256	22,205	39,072	22,044	82,238	17,180	38,870	225,083	56,570	47,426	21,563
1890-91	...	770,734	44,095	724,856	420,074	304,782	283,914	117,786	446,042	302,288	24,108	17,509	31,670	20,439	69,618	22,022	50,430	250,620	77,965	53,520	29,670
1891-92	...	772,569	85,467	544,498	371,779	172,719	186,220	98,762	358,278	273,017	13,070	13,219	13,815	22,313	49,405	14,876	23,106	206,975	43,894	50,483	21,342
1892-93	...	800,227	26,349	708,944	433,644	335,300	330,075	130,544	438,863	303,100	24,731	14,842	27,843	19,357	108,836	38,893	53,963	238,949	65,508	74,725	31,458
Total 5 years	...	3,839,019	282,584	3,386,993	2,125,322	1,259,679	1,315,036	595,583	2,069,957	1,529,739	93,360	88,023	139,591	103,957	375,894	110,987	186,412	1,108,950	309,304	288,773	131,147
Average	...	767,809	52,517	672,998	425,064	251,936	263,007	119,117	413,991	305,948	19,872	17,605	27,918	20,791	75,179	22,197	37,282	238,790	61,861	57,755	26,229
Per cent.	...	...	100	93	63	37	39	45	61	74	3	25	4	3	11	3	55	35	9	85	4



## APPENDIX B.

## DIALLUVION RULES SANCTIONED BY GOVERNMENT FOR THE RAWAL-PINDI DIVISION.

*Fluctuating Assessment Rules for Sailáb areas on the Chenáb and Jhelum in Districts Siálkot, Gujrá, Gujranwála and Shahpur.*

1. When by river action land assessed as cultivated is carried away or rendered unfit for cultivation, or land assessed as pasture is carried away or rendered unfit for grazing, the assessment charged on it shall be remitted.

2. New uncultivated land added by alluvion which is fit for grazing, unassessed land which has by the action of the river become fit for grazing, and assessed cultivated land which has by river action ceased to be fit for cultivation but is fit for grazing, shall be ordinarily assessed at the rate of 2 annas per acre.

## Exceptions—

(1) When the produce is very poor, the assessing officer may for reasons recorded assess at 1 anna per acre.

(2) Where the produce is very good or valuable, *e.g.*, near towns, the assessing officer may for reasons recorded assess at 4 annas per acre.

3. Land which was assessed at settlement as cultivated shall continue to pay the revenue at which it was then assessed, unless and until its assessment is reduced for deterioration. Thereafter it shall be treated as if it were now land.

4. New cultivated land added by alluvion, land not cultivated at settlement, but since brought under cultivation and land cultivated at settlement which has since had its assessment reduced for deterioration and has again become cultivated, shall ordinarily be assessed at the maximum rate stated in Rule 9 when growing first class crops and at half that rate when growing inferior crops.

(a) First class crops are—

Sugarcane.  
Turmeric (*bajwat*).  
Maize.  
Cotton.  
Wheat.  
Vegetables (other than fodder).  
Tobacco.

(b) Second class crops are all other crops.

5. No assessment shall be imposed on sown crops which are likely to return less than the seed sown, and if the outturn is likely to be very poor, *e.g.*, not more than twice the seed sown, half the rate due under Rule 4 shall be imposed for that year.

6. Land which under the above rules has been assessed at less than the maximum rate shall in subsequent years be assessed at the maximum rate so soon as the class and character of the crop shall justify such imposition.

7. Land which was assessed at settlement as cultivated, or has since been assessed at the full rate, should not ordinarily have its assessment lowered unless it is found that such land has been injured by a flood or sand deposit, in either of which cases it shall be treated as now land and be dealt with in accordance with the above rules.

8. Where the assessing officer finds that any considerable area of land which was assessed at settlement or since at the full *sailáb* rate, has, owing to a change in the course of the river or from other causes, become out of reach of the ordinary river flood and has for that reason ceased to be cultivated as *sailáb* land, he shall submit a full report on the circumstances of the case to the Collector for orders. The Collector shall then, if necessary, distribute the fixed assessment over the existing cultivation, or having, if advisable, suspended the current demand, report the case for sanction to put the whole area under fluctuating assessment or to reduce the fixed assessment of the estate.

9. The maximum rates which are founded on the sanctioned circle rates are as follows:—

District.	River.	Circle.	Rates.
Siálkot ... ..	Chenáb ...	Wazirabad Chenáb ...	} 1-2-0
Gujrá ... ..		Háfzabad „ ...	
Gujranwála ... ..			
Shahpur ... ..			



## APPENDIX C.

*List of Government Notifications regarding the Settlement of the Gujranwála District.*

No.	Date.	Department.	Abstract.
226-1	3rd November 1888	Revenue and Agriculture.	Sanction of Government of India under Section 49 (1) of the Punjab Land Revenue Act, 1887, to a general re-assessment of the land revenue of the Gujranwála district.
226-2	Do. ...	Do. ...	Posting Mr. H. Maude, Assistant Commissioner, in charge of Settlement of the Gujranwála Settlement.
627-1	Do. ...	General ...	Mr. H. Maude invested with the powers of a Collector under Section 27 (1) and (2) of the Land Revenue Act, 1887.
627-2	Do. ...	Do. ...	Mr. H. Maude invested with the powers of a Collector under Section 105 (1) and (2) of the Punjab Tenancy Act, 1887.
75	7th February 1889	Do. ...	Lála Chandan Lál invested with the powers of an Assistant Collector, 1st Grade, under Punjab Land Revenue Act, 1887.
78S.	10th June 1889 ...	Do. ...	Lála Chandan Lál invested with the powers of a Collector under Section 27 (1) and (2) of the Punjab Land Revenue Act, 1887.
228	17th October 1889	Revenue and Agriculture.	Mr. M. F. O'Dwyer placed in charge of Settlement of the Gujranwála district.
530	Do. ...	General ...	Mr. M. F. O'Dwyer invested with the powers of a Collector under Section 27 (1) and (2) of the Punjab Land Revenue Act, 1887.
531	Do. ...	Do. ...	Mr. M. F. O'Dwyer invested with the powers of a Collector under Section 105 (1) and (2) of the Punjab Tenancy Act, 1887.
342	25th May 1891 ...	Revenue and Agriculture.	Sanction of Punjab Government to the revision of the existing records of rights for the estates included in the Gujranwála district.
355	27th May 1891 ...	Do. ...	Lála Chandan Lál invested with the powers of a Collector under Section 27 (1) and (2) of the Punjab Land Revenue Act, 1887.
356	Do. ...	Do. ...	Lála Chandan Lál invested with the powers of a Collector under Section 105 (1) and (2) of the Punjab Tenancy Act, 1887.
618	22nd May 1891 ...	Home ...	Mr. M. F. O'Dwyer granted privilege leave for 3 months from the afternoon of the 12th May 1891.
619	Do. ...	Do. ...	Mr. D. C. J. Ibbetson, Deputy Commissioner, placed in charge of Settlement in addition to his other duties.
594	14th May 1892 ...	Do. ...	Lála Chandan Lál granted privilege leave for 6 weeks from the afternoon of 6th May 1893.
595	Do. ....	Do. ...	Lála Nihál Chand, Settlement Tahsildár, appointed Officiating Extra Assistant Commissioner, in place of Lála Chandan Lál.
729	16th June 1892 ...	Do. ...	Lála Chandan Lál returned from leave on the forenoon of the 14th June 1892, relieving Lála Nihál Chand, who reverted to his substantive post of Settlement Tahsildár.
541	19th July 1893 ...	Revenue and Agriculture.	Lála Chandan Lál invested with powers of Collector to hear and determine suits under Section 77 of Punjab Tenancy Act of 1887.
299	5th March 1894...	Do. ...	Lála Chandan Lál granted privilege leave for 22 days from 26th February 1894.
300	Do. ...	Do. ...	Lála Nihál Chand, Tahsildár, appointed to officiate as Extra Assistant Commissioner during the absence of Lála Chandan Lál proceeding on leave.



## APPENDIX D.

Statement showing Expenditure of Re-assessment Operations under all heads, from commencement of Operations up to 30th June 1894.

Major head of service.	Budget heading.										Expenditure up to 30th June 1894.		
											Rs. a. p.		
Land Revenue Settlement, Imperial Service.	Salary and Settlement Allowances of Gazetted Officers ... ..										96,500 14 10		
	A.—OFFICE ESTABLISHMENT.												
	(1) Office Establishment of Assistant Settlement Officers ... ..										91 14 4		
	(2) Office Establishment on fixed pay, including English-writing allowance of Office Kánúngos.										9,204 14 9		
	(3) Office Kánúngos ... ..										17,888 13 6		
	(4) Menial Establishment ... ..										5,521 1 8		
	Total Office Establishment ... ..										32,706 12 3		
	B.—FIELD ESTABLISHMENT.												
	(5) Settlement Tahsildárs ... ..										23,056 5 4		
	(6) Extra Tahsildárs ... ..										8,204 1 11		
	(7) Deputy Superintendents ... ..										11,404 3 6		
	(8) Field Kánúngos ... ..										34,941 1 1		
	(9) Field allowances of Field Kánúngos ... ..										2,120 0 0		
	Total Field Establishment ... ..										79,725 11 10		
	(10) Temporary Establishment ... ..										33,155 7 8		
	Total pay of Establishment ... ..										2,42,088 14 7		
	Travelling allowance of Officers ... ..										8,207 2 0		
	Ditto of Establishment ... ..										5,424 9 5		
	Contingent expenditure except Stationery and Lithography ... ..										16,763 14 0		
	Stationery ... ..										6,025 0 5		
	Lithography ... ..										112 6 10		
	Total Contingent Expenditure ... ..										*36,533 0 8		
	GRAND TOTAL ... ..										2,78,621 15 3		

\* Includes Expenditure on account of travelling allowance of Officers and Establishment.



No. 4372.

FINANCIAL COMMISSIONER'S OFFICE ;  
*Dated LAHORE, the 9th August 1895.*

FROM

R. SYKES, ESQUIRE, C.S.,  
*Offg. Senior Secretary to Financial Commissioners,*  
*Punjab,*

TO

S. S. THORBURN, ESQUIRE, C.S.,  
*Commissioner and Superintendent,*  
*Ráwalpindi Division.*

SIR,

With reference to your letter No. 287, dated the 27th January 1895, I  
W. M. Young, Esquire, am directed to forward for your information and guidance  
C.S.I. of all Deputy Commissioners in your Division, a copy of the  
di-alluvion procedure rules to be adopted in the Ráwalpindi Division as finally  
approved by the Financial Commissioner.

2. As regards the *kharába* question, I am to say that the assessments dealt  
with are not fluctuating assessments, and the Financial Commissioner considers  
that a *kharába* enquiry would be out of place in connection with the di-alluvion  
proceedings.

The di-alluvion assessments are framed with reference to the character  
of the soil, and, when framed, are subject to alteration only under the di-alluvion  
rules. In case of failure of crops the same rules will apply as in the case of  
lands not liable to river action. Remissions or suspensions on account of  
serious failure may be necessary in either case, and in both the procedure will  
be the same. Such failure of crops should be treated under the ordinary rules,  
and not in connection with the procedure for assessing the different soils. For  
this reason all mention of *kharába* has been omitted from the rules and forms  
now under consideration.

3. An exemplar showing the entries to be made in Form C is for-  
warded for guidance and has been printed with the rules.

4. Rule 6 has been altered so as to suit the assessment system sanctioned  
for the Ráwalpindi Division.

5. As regards the proposal of Munshi Ghulám Ahmad Khan, Khan  
Bahádur, that the di-alluvion files should be kept in the tahsíl until the detailed  
*jamábandi* is prepared, I am to say that the Financial Commissioner has no  
objection to this being done if you desire it ; but I am to point out that checking  
of the di-alluvion work should be done on the spot, and for that purpose the  
patwáris' papers are available. In the tahsíl, all that can be checked is the  
collection of the revenue, and this can be done by referring to the rent-rolls  
signed by the Collector which are in the charge of the Wásil Báqi Nawís.

I have, &c.,

R. SYKES,

*Offg. Senior Secy. to Finl. Commrs., Punjab.*



## Procedure Rules applicable to Di-alluvion Assessments in the Rawalpindi Division.

1. In each year as soon as the river has fallen to its ordinary cold weather level, which will ordinarily be by the 1st of December, the patwári will go over the part of the estate liable to be affected by river action, and note the areas carried away by the river, or damaged by sand, and the areas newly brought under cultivation, and he will make measurements in order to bring to record the altered areas, and to enable the Collector to ascertain the revenue to be remitted on lands deteriorated, or to be assessed on those which have improved. The patwári will already have noticed when doing his *kharif girdáwari* what changes have taken place, and it is important that he should enter carefully the crops grown on land which will be the subject of assessment at the di-alluvial enquiry, and that the kánúngo should carefully check these entries.

2. If changes have occurred in a village of which the boundaries are fixed, the total area will not be altered and the only result will be an alteration in the area of each class of land. If changes have occurred in a village in which the deep-stream rule is in force the total area of the village will be changed as well as the area of one or more classes of land, and the patwári will have to make measurements to ascertain the extent of the changes.

3. He should first make a tracing, from his map of the village, of a part of the area liable to be affected by river action, and will show on this the area—

- (1) lost by diluvion ;
- (2) thrown out of cultivation by water or sand ;
- (3) gained by alluvion ;
- (4) brought into cultivation for the first time ; or
- (5) liable to have its assessment increased.

It will seldom be necessary to show the whole *bet* in this tracing, but on the other hand he should not be satisfied with merely showing the actual fields affected. He should also show all fields which actually touch any field which has undergone alteration so as to indicate at once the position in the whole village map of the fields in which change of area has occurred, or in which the assessment has to be revised. These tracings will be on unbacked sheets ruled into squares not larger than an ordinary mapping sheet. A half or quarter mapping sheet may be used if this will suffice to show all that is required.

4. The simplest case is where the only change is loss by diluvion or where land has been thrown out of cultivation by water or sand. Here the patwári will by offsets from the nearest squares plot on his di-alluvion tracing for the year, the position of the edge of the river or the line up to which the remaining cultivation extends, and will show it by a thin blue line at both ends of which he will write "*Burdi San 1893-94,*" or whatever the year may be. If whole fields have been carried away his last year's *jama-bandi* will give him the area of each. If only a part, then he will chain what remains and so ascertain the area washed away. Where there has been no other change except diluvion he may show it on his last year's tracing and there will be no necessity for making a fresh tracing each year.

5. Where there has been a gain in total area by alluvion (which will only occur in those villages which follow the deep-stream rule) the patwári will have to produce the squares of the village so as to take in the land gained and will by offsets lay down the new boundary and the present position of the deep-stream on his di-alluvion tracing. He will indicate the new land acquired by drawing a red line between it and the older land and writing at each end the word "*harámad*" and the year in which the new area was acquired. The field numbers to be given to the new area should start from the last number in use in the old map, the highest numbers being given to those fields nearest the river. If the new land is all uncultivated the limits of the survey numbers should correspond with the limits of the squares. In case these square survey numbers should be divided up into cultivated fields in subsequent years, when it would be necessary to number them according to rule 82, sufficient room should be left in the page of the  *khasra girdáwari* in which they appear. He will in indicating the deep-stream write at each end the words "*dhár-kalán*" with the year.

6. In villages with fixed boundaries in which land which was before uncultivated has been brought under cultivation, he will on the ground reproduce the squares covering the part of the village affected and will plot in by offsets from them the new fields which have been formed numbering them according to the system laid down in Revenue Rule No. 82. If this can be done on the last year's di-alluvion map without producing confusion he need not prepare a fresh tracing, but in other cases he should prepare a fresh copy of the tracing. Whenever at the end of the fourth year special attestation is carried



out a fresh tracing will have to be prepared by the patwári for his own use. When the new land has been assessed he should colour all land assessed at the "*nisf parta*" by drawing a line of green dots round the fields. When it has reached the "*kamil*" rate the green dots should be altered and run together into a continuous green line.

7. As the measurements proceed the patwári will prepare the following papers :—

*Form A* ("Khasrah Diluvion") will only be prepared in those villages which follow the deep-stream rule and for diluvion only.

*Form B* ("Khasrah Alluvion") will also be prepared for similar villages for alluvion.

*Form C* ("Khasrah") showing change of condition (*tubdil haisiyat*) is prepared for all changes in the character of the soil of all villages whether following the deep-stream rule, or not. Diluvion caused by water or sand in villages with fixed boundaries will be shown here, as it is not really lost but only changed in character. All fields which are assessed at less than the *kamil* rate will also be shown here, but in the case of these the calculation showing how the area has been arrived at need not be repeated. The columns 20 and 21 will not be filled up until the Tahsildár has made his visit and has formed an opinion as to the assessment.

8. The Kánungo will check the measurements and the statements which the patwári has filled up, and will satisfy himself that the patwári has included in his maps and field book all land which should be included.

9. The Tahsildár or his Náib (Assistant Collector of the second grade) will satisfy himself that the maps and papers have been correctly prepared by testing them on the spot and will pass orders as to the classes of land, rates and revenue, after inspecting the fields. He will have columns 12 and 13 of Khasrah B and 20 and 21 of Khasrah C filled in before him and will give the patwári orders to prepare the village abstract Form F. He will at the same time cause the patwári to make the necessary entries in the register of fields assessed below the full rates, Form E. The patwári will then have to prepare a duplicate of his di-alluvion tracing for the year and duplicate forms of the diluvion field book, alluvion field book and village abstract, and the Tahsildár will see that these too are completed, where necessary. The Tahsildár will add a brief note to the file explaining in narrative form the changes which have occurred and his assessment proposals and their results. The register Form E will remain with the patwári who will give the Tahsildár an extract from it showing those numbers only of which the assessment has been changed during the current year. The Tahsildár will then sign the maps, field books, and village abstracts and the register, and will take over the Government copies of the three former and the extracts from the register.

10. Final orders on each di-alluvion file can only be passed by an officer exercising the powers of a Collector, but the Collector of the District usually deputes an Assistant Collector of the 1st grade to finally test the measurements and assessment proposed before he passes his final confirming order. This officer's duty is to decide boundary disputes, where newly acquired land is claimed as forming a part of two or more adjoining estates, and to satisfy himself as to the amount by which the assessment should be increased or diminished (para. 18 of Circular 33). If any corrections are made by his order, they will be made at once in the Government copies, and the patwári will be ordered to correct his own copies. The patwári will then prepare in duplicate a *khewat* showing the result of the new assessment, Form D, and will forward both copies to the Tahsildár through the kánungo. The Tahsildár will see that the *khewat* agrees with the orders and signing both copies will file one with the record and return the other to the patwári. The latter will embody new figures in future *báchh* papers and will give a "*fard*" showing the result, free of charge, to each *khewatdár* concerned.

11. The whole file regarding changes in assessment due to river action will be prepared on Lucknow paper of A quality, stitched at the back in book form, not tacked together at one corner. The maps will be placed in an envelope the full size of the file and will not be folded more than twice.

12. The district statement of changes in assessment due to river action will be prepared in Form G (*tahsilwár*) as prescribed by the Revenue Circulars (Correction Slip 321).

13. Cases of destructive inundation should not be treated under these rules, as by them the growing crops only and not the land are injured. Reports concerning them should be made in Form A or B appended to Circular 33.



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FORMS.


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सत्यमेव जयते



**Khasrah of**

*Note.*—1. This form will apply in villages which have not got a fixed boundary. In villages with fixed boundaries all changes will

2. The total of the area shown in column 11 will represent the extent to which the area of the village has been reduced




## Diluvion.

8	9	10	11	12	13	14
LAND REMAINING.			LAND LOST.			REMARKS.
Area calculation.	Area.	Kind of soil.	Area.	Kind of soil.	Rate.	

by diluvion.



## Khasrah of



सत्यमेव जयते

NOTE.—1. This form will apply in all villages which have not got a fixed boundary

2. Total of the area shown in column 8 will represent the extent to



**Alluvion.**

8	9	10	11	12	13	14
Area.	Kind of soil.	CROPS.		REVENUE.		REMARKS.
		Kharif.	Rabi.	Class.	Rate.	

which the area of the village has been increased by alluvion.



### Khasrah of changes in class

[illegible]







### Khewat showing changes in revenue of holdings due

[illegible]



D.

to river action as ascertained at end of Kharif 18

9	10	11	12	13	14	15
PRESENT.			DIFFERENCE.		Revenue of Khāta as now fixed.	REMARKS.
Area and kind of soil.	Rate.	Demand.	Increase.	Decrease.		




### Register of fields assessed below full rates

1	2	3	4	5
Khasrah No.	Owner and tenant (briefly).	S A M-		
		Area with details.	Crops.	
			Kharif.	Rabi.



E.

and of fields assessed at grazing rates.

6	7	8	9
BAT 19		Khasrah No.	[COLUMNS TO BE REPEATED FOR 4 YEARS IN ALL.]
Rate.	Remarks.		
		 सत्यमेव जयते	





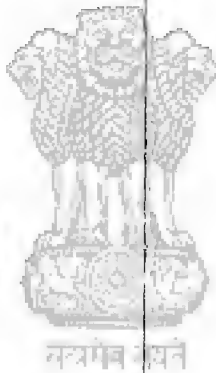






**Statement of Financial results of Alluvion and Diluvion assessments for the  
proposed remission in the Revenue Roll and amount**

1	2	3	4	5	6	7	8
District.	Tahsil.	Assessment Circle.	River.	Jama of villages affected for agricultural year previous to period under report, kharif 18 , rabi 18	Gross increase of assessment due to alluvion, &c. (including jagir).	Gross decrease of assessment due to diluvion, &c. (including jagir).	Net increase (khalsa) to be collected as fluctuating revenue.



NOTES.—Column 3.—When the assessments are numerous this column.  
Column 4.—The figures for the large rivers of the Province  
Columns 5, 11, and 12.—The amounts shown in column 9  
Column 13.—Note in the column the Officer by whom the  
Reports prescribing such method, or







FORM C. — (Example).

Khastah of changes in class of soil due to river actions.

18

1	2	3	4	5	FORMER.					CHANGES.					PRESENT.					22					
					Serial No.	Kahwah No.	Owner (briefly).	Tenant (briefly).	Area.	Kind of soil.	Rate of assessment.	Khastah No.	Area calculation.	Area.	Kind of soil.	Crops.		Revenue.			Khastah No.	Area.	Kind of soil.	Revenue.	
																Kharrif.	Rabi.	Class.	Rate.					Class.	Rate.
1	86	2	Gulab ...	Khudkash ...	6 1	Sailab ...	0 3 10 per Kanah	86	42 x 16	3 15	Sailab ...	...	Wheat ...	1 or Kamil	0 3 10	86	3 15	Sailab ...	...	0 3 10	Wheat field measured and its calculation shown in columns 9 to 16. The remaining area was regnar.				
2	5006	10	Shamlat	Mangal ...	221 2	Unculturable	Nil.	5075	42 x 11	2 11	Do.	...	Barley ...	Adna ...	0 0 9	5075	2 11	Unculturable	...	Nil.					
				Do. ...	...	...	...	5076	36 x 12	2 8	Do.	...	...	...	...	...	5076	2 8	Sailab ...	Adna		0 0 9			
				Wasawa ...	...	...	...	5077	24 x 11	1 9	Do.	...	...	...	...	...	5077	1 9	Sailab ...	...		...			
			Buta ...	...	...	...	5078	23 x 11	0 14	Do.	...	...	...	...	...	5078	0 14	Unculturable	...	...					
							5079	...	...	211 0	Unculturable	...	...	Kharaj Bachh.	Nil.	5079	211 0	Unculturable	...	...					
3	5010	7	Do. ...	Sandi ...	9 10	Sailab ...	0 0 9 adna.	5010	...	9 10	Sailab ...	...	Wheat ...	Kamil ...	0 3 10	5010	9 10	Sailab ...	Kamil ...	0 3 10	Enhanced rate to be charged for wheat being sown.				
4	379	6	Kishna ...	Se'f ...	8 8 4 2	Do. Unculturable	0 3 10	379	...	4 2	Do.	...	Do. ...	Do. ...	0 3 10	379	12 10	Do.	Do. ...	0 3 10	Part of field No. 379 which was unculturable sown with wheat and the whole field rendered kamil.				



# APPENDIX F.

## GLOSSARY OF VERNACULAR TERMS.

TERM.	MEANING OF TERM.
ÁBÁDI ...	Village site.
ÁBI ...	Land irrigated from tanks or ponds.
ÁBIÁNA ...	Water-rate.
ÁIK ...	Name of a nála.
ÁLA LANBARDÁR ...	Chief headman.
AMÍN ...	A man employed to assist patwári.
BÁCHH ...	Method of distributing revenue.
BAL HIL WAFÁ ...	Foreclosure of mortgages.
BAJRA ...	Spiked millet.
BÁNGAR ...	An assessment circle.
BANJAR JADÍD ...	Lately abandoned waste.
" KADÍM ...	Unculturable waste.
BÁR ...	High-lying land between river valleys; an assessment circle.
BÁRÁNI ...	Unirrigated; dependent on rain.
BATÁI ...	Kind rent taken at a fixed proportion of produce.
BELA ...	An island in the river.
BHISHTI ...	Water-carrier.
CHÁHI ...	Land irrigated from wells.
CHARKHARI ...	An assessment circle.
CHAUDHRI ...	A headman in a village.
CHACKIDÁR ...	A Watchman.
CHENÁD ...	A river; also an assessment circle.
CHIKOTA ...	Fixed amount of money and grain realised as rent.
DÁKHIL KÁR ...	Occupancy tenant.
DARKHWÁST MÁLGUZÁRI... ..	Tender of engagement for land revenue.
DEG ...	A nála.
DHARAT ...	A village cess charged as weighman's fees.
DHARM ARTH ...	Grants of land revenue made for religious purposes.
DHARMSALA ...	A religious charitable institution where the Granth is read.
DHARWÁI ...	A weighman.
DOÁB ...	Tract of country lying between two rivers.
DOHI ...	A good clayey soil with an admixture of sand.
FAKÍR ...	A hermit.
FARÁSHKIÁNA ...	A godown in which furniture is kept.
GHAIR HÁZIR ...	An absentee.
" KÁBIZ ...	Non-occupant.
" MUMKIN ...	Unculturable waste.
GHI ...	Clarified butter.
GHUMÁO ...	A local measure equal to an acre.
GIRDÁWARI ...	Crop inspection.
GUR ...	Unrefined sugar.
HÁR ...	Mid-summer month, June 13th to July 13th.
HASB RASAD BHEWAT ...	According to entry in khewat.
HOLI ...	A festival observed by Hindús.
IKRÁR MÁLIKÁN ...	Agreement of the owners at settlement.
INÁM ...	A grant of land revenue to a rural notable.
INÁMDÁR ...	A holder of an inám.
JÁGÍR ...	An assignment of land revenue.
JÁGIRDÁR ...	An assignee of land revenue.
JANA ...	Land revenue assessment.
JAMABANDI ...	Annual record of right and liabilities.
JHALLÁR ...	A Persian-wheel for irrigation from some other source than a well.
JOWÁR ...	Great millet ( <i>Sorghum vulgare</i> ).
KALLAR ...	Clayey soil impregnated with saline matter.
KALRÁTI ...	Land affected by admixture of <i>kallar</i> .
KAMÍN ...	A village menial.
KANÁI ...	One-eighth of an acre.
KANKAR ...	Granite stone.
KANKUT ...	Appraisement of crop.
KÁNÚNGO ...	An official who supervises patwári's work.
KÁRDÁR ...	An agent for collection of land revenue.
KARM ...	A local measure equal to a perch $5\frac{1}{2}$ feet.
KHÁLSA ...	Revenue realised by Government as opposed to revenue due to assignees.
KHÁNGAH ...	An institution containing a tomb of a Muhammadan ascetic.
KHARÍF ...	The autumn harvest.

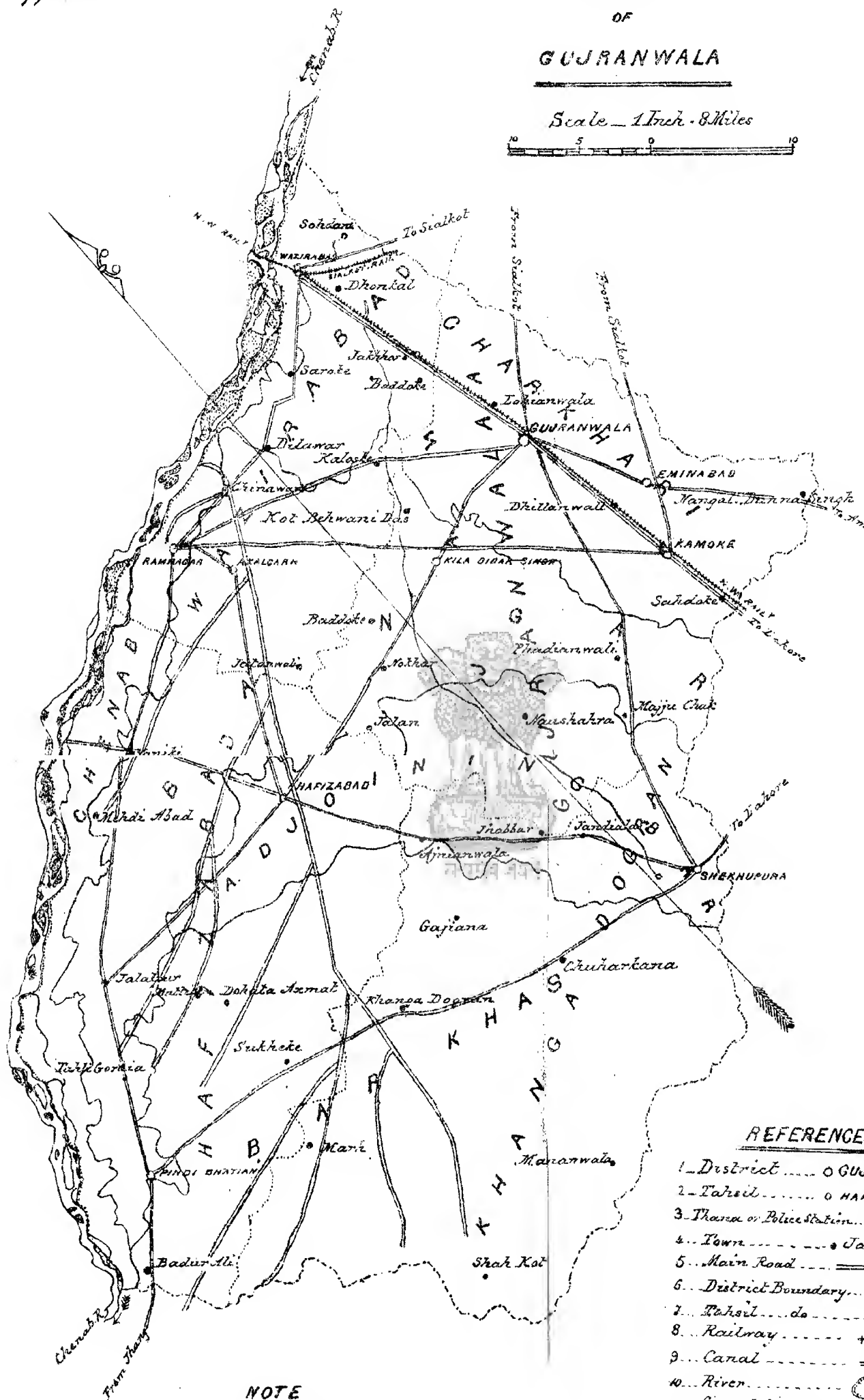
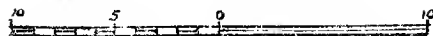


TERM.	MEANING OF TERM.
KHÁRIJ BÁCHH	... Land unassessed to land revenue.
KHASRA	... A register of fields.
KHATAUNI	... Holding slip.
KHUD KÁSHI	... Land cultivated by owner himself.
LAMBARDÁR	... Village headman.
LAMBARDÁRI	... Office of a lambardár.
MÁFI	... Petty assignment of land revenue.
MÁFIDÁR	... A máfi holder.
MAGHAR	... A Hindu month equal November 14th to December 13th.
MÁHÁZ	... Opposite to.
MAINA	... A kind of grass or clover used as fodder.
MAIRA	... Light loamy soil.
MALWA	... A village cess for defraying village expenses; also materials of house building.
MÁLIKÁNA	... A rent charge paid to proprietors.
MÁLGUZÁRI	... Land revenue.
MAN	... A measure of capacity equal to 82lbs.
MÁNI	... " " " " 8 mans.
MARLA	... A measure of area exactly equal to a pole.
MÁSHI	... A pulse ( <i>Phaseolus radiolus</i> ).
MIRÁSI	... A village genealogist.
MOTH	... A pulse ( <i>Phaseolus ocañifolius</i> ).
MUNG	... A pulse ( <i>Phaseolus mungo</i> ).
MUSTÁJIR	... A farmer.
NAHRI	... Land irrigated from canal.
NÁLA	... A drainage line or channel of a river.
NAZAR	... A present.
PAKKA	... A building made of burnt bricks.
PANHÁHI	... Protected tenants.
" DAWÁMI	... Protected in perpetuity.
" KÁIMI MAKÁN	... " during maintenance of a building.
" TA KHIDMAT	... " " service.
" " MIYAD	... " for a term.
" MAGRUSI	... " hereditary.
" TA SEP	... " for village service.
PARCHA BAH	... Holding slips.
PATTI	... A division of a village.
PATWÁRI	... Village accountant.
PARONAT	... A Brahman priest.
RABT	... Spring harvest.
RECHNA DOAB	... Tract of country lying between the Rávi and Chonáb rivers.
RÁVI	... A river.
REH	... Saline efflorescence on the soil.
RIWÁJ-I-ÁM	... Customary Law.
ROHI	... Strong clay soil always found in lowland.
SÁIR KHARCH	... Stationery charges.
SAILÁVA	... Land subject to river inundation.
SANAD	... A deed of grant.
SARDAR	... A title granted to Sikh chiefs.
SARPANCH	... The chief among several headmen.
SEE	... A measure of weight equal to about 2lbs.
SINJÍ	... A kind of clover.
SHAJRA	... A field map.
" KASH	... One who prepares a Field Map.
" NASB	... Genealogical tree.
SHÁMILÁT	... Common land of a village.
SUA	... A cut to convey drainage water.
SUFATO POSHI INAM	... Inám to rural notable.
TAKKÁVI	... A loan for agricultural purposes.
TAKIYA	... An institution kept for convenience of travellers.
TARAF	... A division of a village.
TASDIK AKHÍR	... Final attestation.
THAKURDWÁRA	... Hindu temple in which <i>thákur</i> (an idol) is kept.
THÁNAPATI	... A village cess levied by owners on marriage of non-owners.
TIBBA	... A very sandy soil found on high-lands.
TIL	... An oilseed ( <i>Sesamum orientale</i> ).
TIRNI	... A grazing duc.
WÁJIB-UL-ARZ	... Village administration paper.
ZAIL	... Jurisdiction of a Zaildár.
ZAILDAR	... The representative of lambardárs in several villages.
ZAILDÁRI INÁM	... Remuneration of zaildár.



# DISTRICT OF GUJRANWALA

Scale — 1 Inch = 8 Miles



## NOTE

Area in Square Miles — 2907  
Population in 1891 — 690,169

## REFERENCES

1. District ..... O GUJRANWALA.
2. Tahsil ..... O HARIZABAD.
3. Thana or Police Station... O KILA DIDAR SINGH
4. Town ..... • Jalandhar.
5. Main Road ..... ————
6. District Boundary..... - - - - -
7. Tahsil ..... do ..... - - - - -
8. Railway ..... ————
9. Canal ..... ————
10. River..... ————
11. Chenab Circle ..... ————
12. Charkhari Circle..... ————
13. Bangor Circle..... ————
14. Adjoining Bar..... ————
15. Bar Khas Circle..... ————